



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 8, 2022 REPORT NO. **PC-22-044**

HEARING DATE: September 22, 2022

SUBJECT: Crown Castle AT&T Monogahela, Project No. 645183
Process Four Decision

PROJECT NUMBER: [645183](#)

OWNER/APPLICANT: William G & IDA, A Jeffery Family Trust/Crown Castle and AT&T

SUMMARY

Issue(s): Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) located at 4985 Monogahela Street in the Clairemont Mesa Community Planning Area?

Staff Recommendation(s):

1. APPROVE Conditional Use Permit (CUP) No. 2602634;
2. APPROVE Planned Development Permit (PDP) No. 2602636;
3. APPROVE Site Development Plan (SDP) No. 2602637; and
4. APPROVE Neighborhood Development Permit (NDP) No. 2603543

Community Planning Group Recommendation: On October 20, 2020, the Clairemont Mesa Community Planning Group voted to recommend approval of the project 8-0-0 with no conditions. (Attachment 9).

Environmental Review: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 6, 2022 and the opportunity to appeal that determination ended June 24, 2022 (Attachment 6).

Fiscal Impact Statement: None with this action. All costs associated with the processing of

this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The project is an existing WCF located at 4985 Monogahela in the RS-1-7 Zone of the Clairemont Mesa Community Plan Area (Attachment 1-3). The project is proposing to replace an existing 25-foot-tall faux mono-palm tree with a 25-foot-tall faux mono-broadleaf tree supporting twelve (12) antennas and to maintain the 455-square-foot equipment enclosure on the ground adjacent to the tree. The WCF was originally approved by the Planning Commission on March 30, 2000, providing critical voice and data service to the surrounding area. The original WCF was approved to continue operation of this WCF at this location, necessary to maintain the exiting level of service to the area. The permit associated with the existing WCF installation was approved by Planning Commission on December 8, 2011 with a ten-year expiration date. A ten-year expiration date was added as permit condition to allow the City to evaluate this facility for future technology improvements and design modifications in accordance with the regulations at the time of the submittal. During the last Code Update, mono-palms were identified as a design that should be phased out in place of other design options due to concealment concerns. As a result, Crown Castle AT&T is proposing to replace the existing mono-palms with a mono-broadleaf.

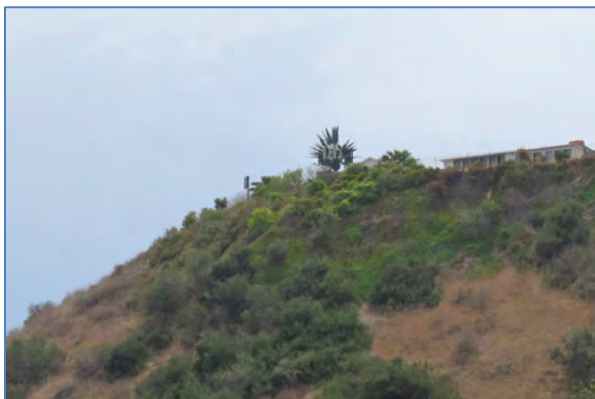


Figure 1 Existing and proposed views

DISCUSSION

Project Description:

Crown Castle AT&T is requesting a new use permit to continue operation of an existing WCF at this location. The modification is to replace an existing 25-foot tall faux mono-palm tree with a 25-foot-tall faux mono-broadleaf tree which supports the twelve (12) antennas and to maintain a 455-square-foot equipment enclosure on the ground adjacent to the tree. This application is to extend the use of this WCF with modification to the appearance of faux tree branches which is removing the

fronds of the faux palm and replacing it with the branches of broadleaf tree to better conceal the antennas consistent with the [WCF Design Guidelines](#).

Crown Castle AT&T will be updating to a mono-broadleaf which allows the branches and antenna socks to properly conceal the antennas and mounting apparatus from view which will result in a much more aesthetically pleasing product to the surrounding area. Additional camouflaging technique will be applied including the installation of branches that will extend a minimum of 24-inches in front of each antenna vertically and will employ cable management to reduce excessive cabling looping. Lastly, the entire tree, including but not limited to the mounting brackets, mounting pipes, antennas, and exposed connectors will be painted to match. The equipment will continue to operate at its current location without any changes. The equipment will remain outdoors and therefore would not require any air conditioning units. Outdoor ground mounted equipment can be air cooled and reduce the need for AC units. Finally, the equipment will be screened by an existing 6-foot tall wooden fence.

The current site is developed with a single-family residence (figure 1). The site is surrounded to the north, east and west by Open Space Zone OP-1-1 and low-density residential use in the south. The WCF is located at the rear of the property which slopes on a hillside and oversees California State Route 52.

WCFs are allowed in the residential zone with the approval of a CUP, pursuant to SDMC Section [141.0420\(c\)\(2\)\(B\)](#), which is a process four decision. The deviation proposed to the development standards (setback) is allowed through approval of a PDP, pursuant to SDMC Section [126.0602\(b\)](#), a process four decision. In addition, an NDP is required for an equipment enclosure that exceeds the maximum allowable 250-square feet under WCF regulations, SDMC Section [141.0420\(e\)\(3\)](#).

The faux mono-broadleaf tree and the equipment enclosure will be located within the rear of the residence inside an enclosure surrounded by existing mature landscape. The placement of the WCF at the closest edge of the lot is the best location as it offsets any visual impact if placed near the front of the lot near the street. Additionally, the rear yard provides proximity to natural vegetation that blends the facility with the rest of the landscape to make the site less visible.

This is a colocation site that houses one other WCF facility, T-Mobile, located at the rear of the lot on another faux tree. This location is ideal for presence of the WCFs due to the topography and adjacency to an undeveloped area, open space to the north and west where visibility is minimal and natural vegetation provide screening. However, there is environmental sensitive lands and a slope to the southeast of the residence which is undeveloped.

Since this site is also located adjacent the sensitive vegetation. it requires processing of an SDP, a process three decision. An SDP process is to establish a review process for proposed development that, because of its site, location, size, or some other characteristic, may have significant impacts on resources or on the surrounding area, even if developed in conformance with all regulations. The intent of these procedures is to apply site-specific conditions as necessary to assure that the development does not adversely affect the applicable land use plan and to help ensure that all regulations are met.

The majority of the site is improved with a single-family residence, sheds, landscape, and hardscape and approximately one third of the southeastern portion of the property remains undeveloped, containing slope and natural vegetation. The existing faux tree and equipment is existing on the site within a fenced enclosure at the rear portion of the property and no new work is proposed outside the enclosure, therefore there will be no disturbance to the environmentally sensitive land.

Community Plan Analysis:

The Clairemont Mesa Community Plan does not address WCFs as a specific land use. However, the General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The existing site is designed to conceal the antennas within the 25-foot tall faux tree to blend the WCF with the surrounding landscape in order to minimize visual impact. AT&T has used the existing faux palm tree for the past ten years. With recent Code Updates in the last few years, the City is discouraging the use of faux palm tree for number of reasons mainly with concerns over integration. Taking into the City's WCF considerations, AT&T is proposing to change the palm-tree into a mono-broadleaf tree by modifying the branches. This WCF design technique will improve the look of the site and blend the site with the surrounding environment. Therefore, staff has determined that the proposed WCF design is in line with the General Plan requirements for concealment of the WCFs.

The Clairemont Mesa Communities Community Planning Group voted 8-0-0 on October 20, 2020 to approval the project without conditions. (Attachment 9)

Council Policy [600-43](#) guidelines establish hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 4 location according to Council Policy 600-43, which categorizes WCF's according to land use in which they are located. The applicant is required to submit a site justification explaining why a Preference 4 site was selected over any lower Preference level sites. For this project, AT&T has indicated that the site has been in this location for ten years and is part of established network which is necessary to provide service to the surrounding residential areas, Regent Road, and the California State Route 52 and Interstate Highway 5. (Attachment 12)

Alternative Sites:

There is no Preference 1, 2, and 3 locations, within the search area that could achieve the level of service that the existing site provides. The majority of the area within the search ring that provides service coverage is zoned Residential to the south with Open Space steep-slope to the north, west and east. Therefore, any requirement to move the facility could jeopardize the coverage, performance, and concealment of the facility.

Project- Related Issues:

Setback Deviation:

AT&T is requesting deviation from the applicable development regulations (building within the setback) as allowed with approval of a Planned Development Permit (PDP). This site is RS-1-7 residential zone with a required 13-foot rear yard setback. This WCF was approved on December 9, 2011 by the Planning Commission. The project was approved with the mono-palm tree in the rear yard setback.

The SDMC [126.0602\(b\)](#) allows for a deviation for relieve from strict development standards through processing of a PDP. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. Building within the setback area is not allowed in the residential zone. This mono-palm supporting antennas has been in this location since 2000, the WCF was originally approved by the Planning Commission on March 30, 2000, providing critical voice and data service to the surrounding area. The original WCF was proposed and approved to continue operation of this WCF at this location, necessary to maintain the exiting level of service to the area for the AT&T customers. The coverage map (Attachment 12) indicates the loss of the existing coverage footprint could result in significant impact to those within the area. Lastly, the placement of the equipment would represent the least amount of visual impact and minimize any disturbance to the existing nearby ESL.

Multiple Species Conservation Plan (MSCP) Subarea Plan zone:

Pursuant to Supplemental Findings--Environmentally Sensitive Lands, a Site Development Permit is required in accordance with Section 143.0110 because of potential impacts to environmentally sensitive lands. It may be approved or conditionally approved only if the decision maker makes the following supplemental findings in addition to the findings in Section [126.0505\(a\)](#). (Attachment 5).

The site is located adjacent to the Open Space Zone adjacent to Multiple Species Conservation Plan (MSCP) Subarea Plan zone, Sensitive Vegetation in the west and north of the site. This is an existing WCF that was approved ten years ago by the Planning Commission and project conditions were added to ensure long-term compliance with the MSCP. The WCF is located on the developed portion of the lot. The faux tree and equipment are existing, and no new development is proposed as part of this project to further impact the MSCP. Staff has reviewed the WCF against the existing conditions and proposed changes and have added conditions regarding any mitigation to the permit (Attachment 5) to ensure long-term maintenance of the proposed landscape. The project has been reviewed by the Environmental Staff and it was determined to be exempt from California Environmental Quality Act (CEQA) under an existing facility (Attachment 7).

Staff supports the proposed use of the WCF with the deviation in the rear yard setback, which is appropriate for placement of the mono-broad leaf tree and its equipment. The existing natural landscape and the proposed vegetation blend the WCF with its surrounding. Staff has prepared findings to support their recommendation in the resolution (Attachment 5). The proposed

development, overall, will be a benefit to the community as maintaining the existing use with the proposed modification will continue to provide service to the neighborhood.

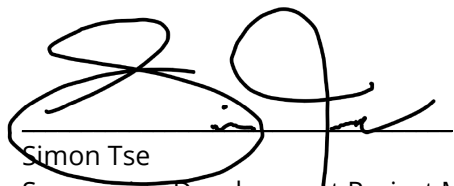
Conclusion:

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations and the Wireless Communication Facilities Regulations Section 141.0420. Therefore, staff recommends that the Planning Commission approve Conditional Use Permit No. 2602634, Planned Development Permit No. 2602636, Site Development Permit No. 2602637. and Neighborhood Development Permit No. 2603545.

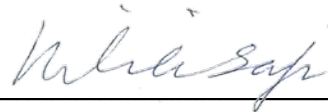
ALTERNATIVES

1. APPROVE CUP No. 2602634, PDP No. 2602636, SDP No. 2602637, and NDP No. 2603545 with modifications.
2. Deny CUP No. 260634, PDP No. 2602636, SDP No. 2602637, and NDP No. 2603545 if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Simon Tse
Supervising Development Project Manager
Development Services Department

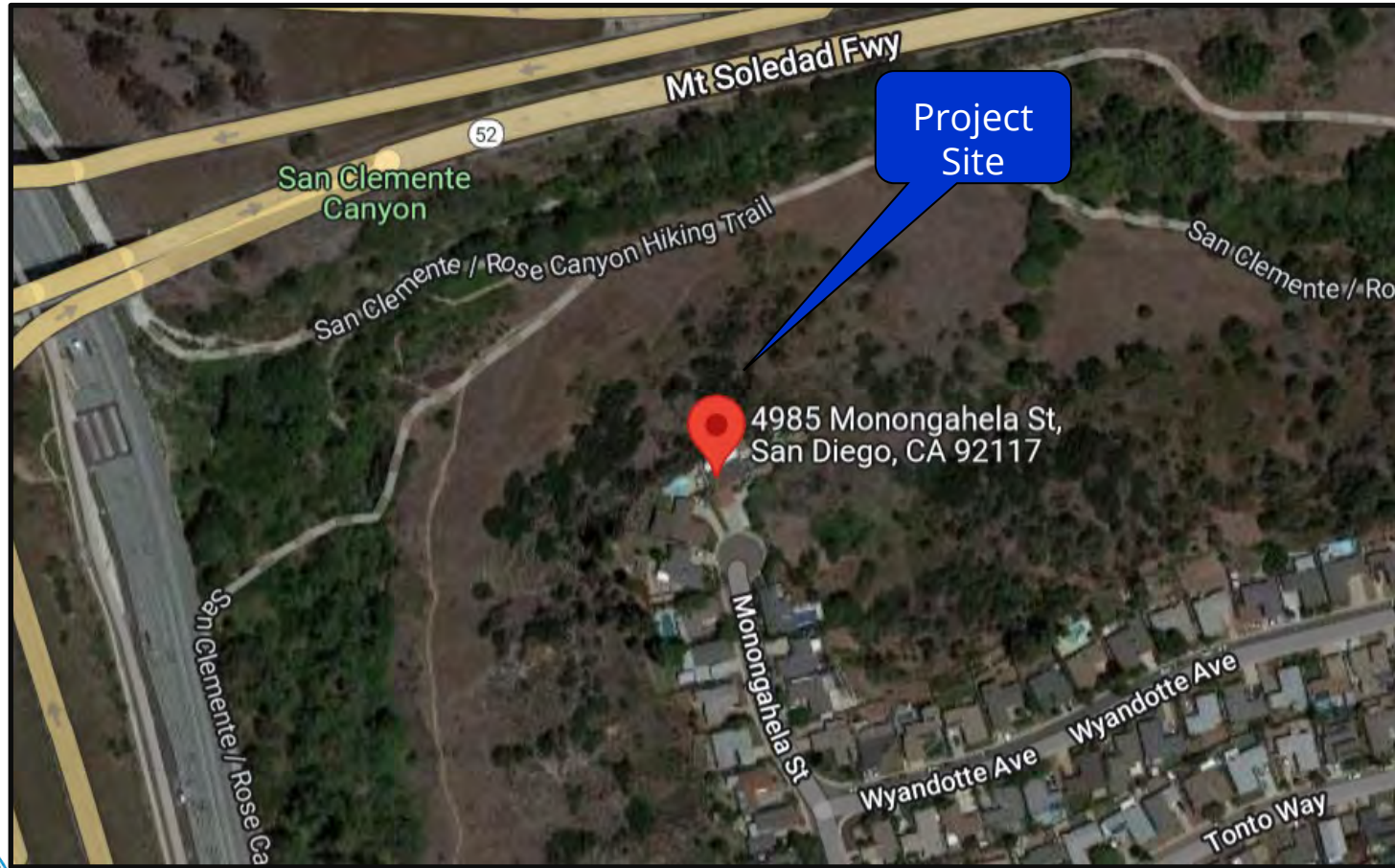


Nilia Safi
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Photo Simulations
8. Photo Survey
9. Community Planning Group Recommendation
10. Project Plans
11. Ownership Disclosure Statement
12. Site Justification/Coverage Map

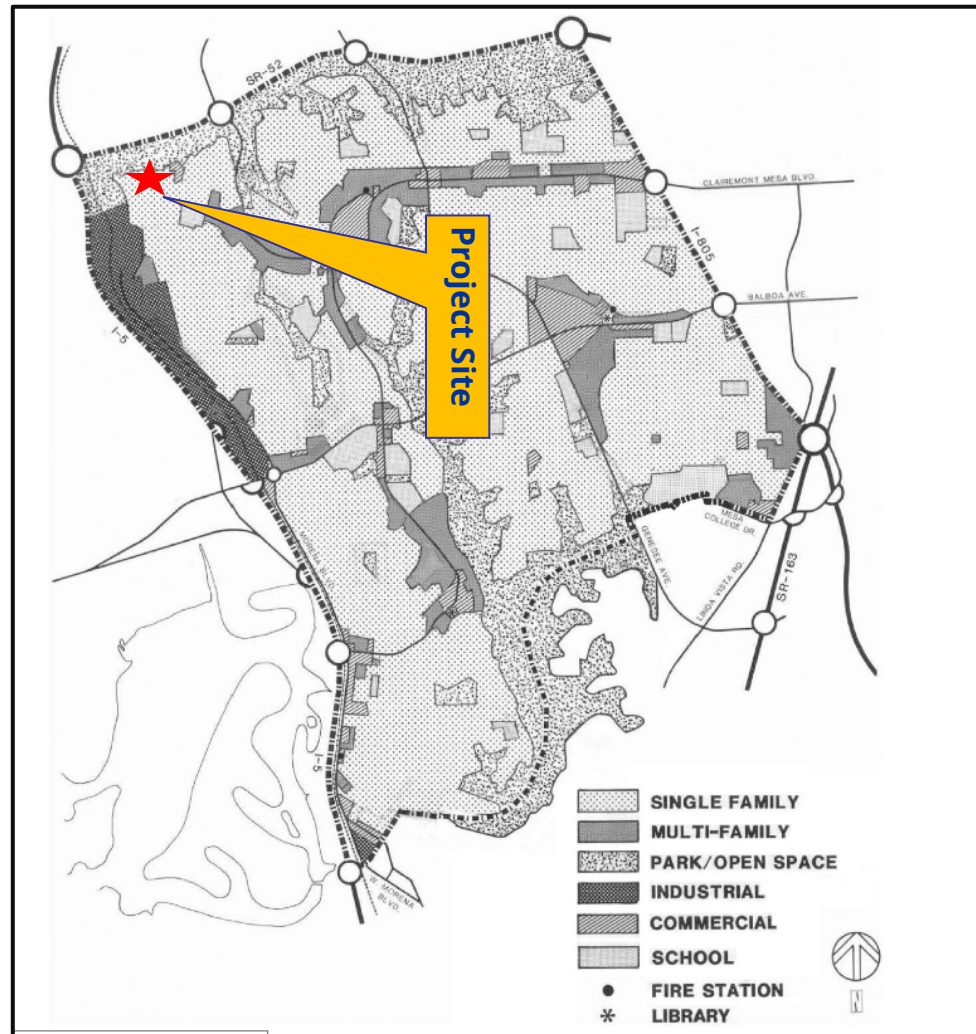
Aerial Photograph



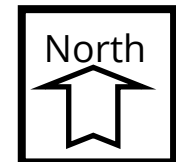
Crown Castle AT&T Monogahela Project No. 645183
4985 Monogahela Street



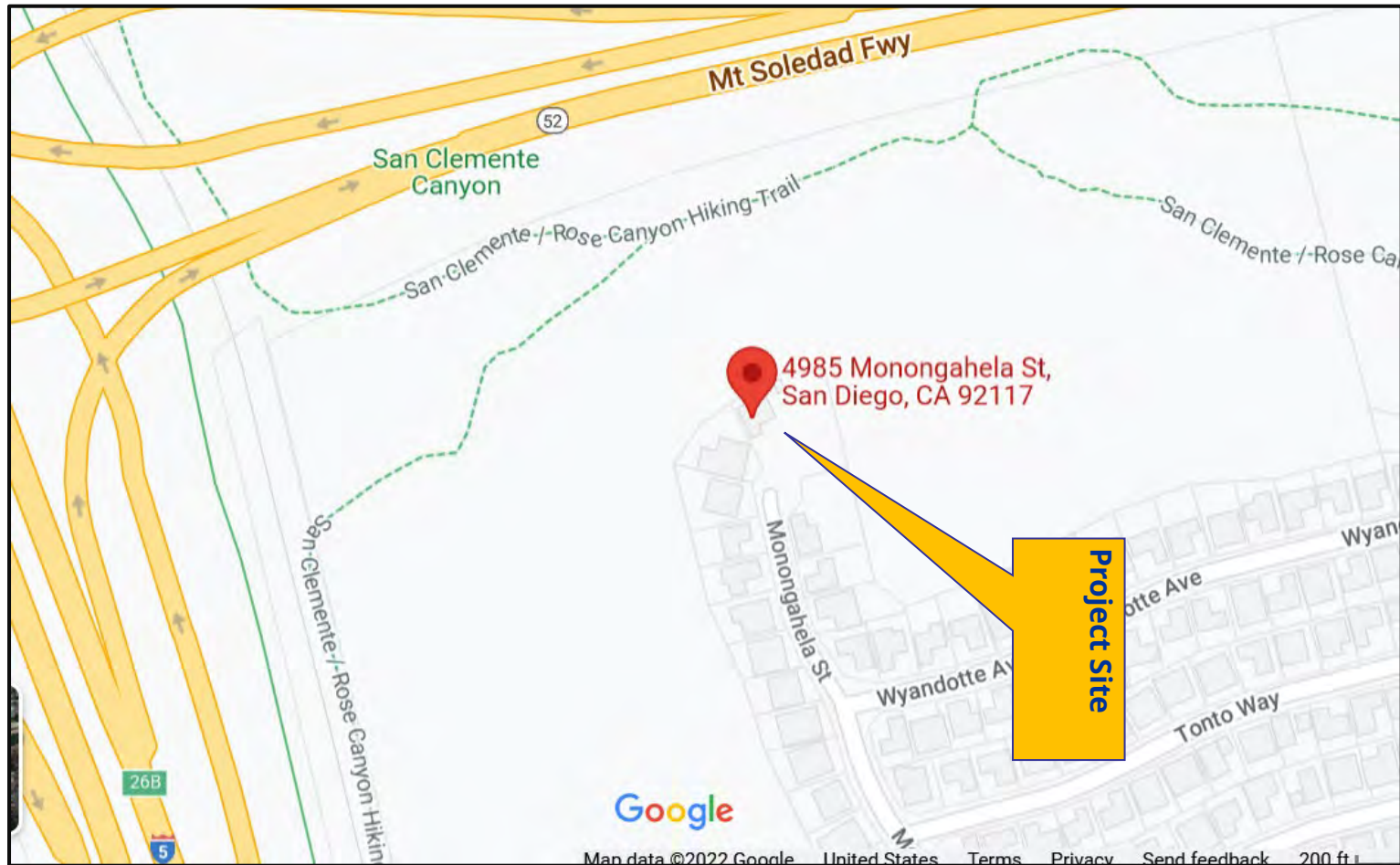
Clairemont Mesa Land Use Map



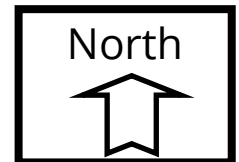
Crown Castle AT&T Monogahela PTS 645183
4985 Monogahela Street



Project Location Map



Crown Castle AT&T Monogahela Project 64518
4985 Monogahela Street



**Planning Commission
Resolution No. XXXX
Conditional Use Permit No. 2602634
Planned Development Permit No. 2602636
Site Development Permit No. 2602637
Neighborhood Development Permit No. 2603543
Crown Castle CCATT Monogahela - Project No. 645183**

WHEREAS, William G & IDA, A Jeffery Family Trust, Owners, and Crown Castle CCATT LLC, Permittees, filed an application with the City of San Diego for a permit for a modification to an existing Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. 2602634 and Planned Development Permit (PDP) No. 2602636, Site Development Permit (SDP) No. 2602637) and Neighborhood Development Permit No. 2603543); and

WHEREAS, the project site is located at 4985 Monogahela Street in the RS-1-7 zone of the Clairemont Mesa Community Plan; and

WHEREAS, the project site is legally described as Lot 131 of Glen Oaks Heights Unit No. 2, Annex in the City of San Diego, Map No. 3641; and

WHEREAS, on June 10 , 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301, Existing Facilities and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on September 22, 2022, the Planning Commission of the City of San Diego considered CUP No. 2602634, PDP No. 2602636, SDP No. 2602637, and NDP No. 2603543 pursuant to the Land Development Code of the City of San Diego; and

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to CUP No. 2602634, PDP No. 2602636, SDP No. 2602637, and NDP No. 2603543.

1. Findings for a Conditional Use Permit [SDMC Section 126.0305]

a. The proposed development will not adversely affect the applicable land use plan;

Crown Castle AT&T are requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of replacing of an existing 25-foot-tall mono-palm with a 25-foot-tall mono-broadleaf tree supporting twelve (12) AT&T antennas. The existing 455-square-foot equipment enclosure is proposed to remain in place.

The site is located in residential single-unit RS-1-7 zone. WCFs are allowed in the residential zone with approval of a CUP, pursuant to [SDMC Section 141.0420 \(c\)\(2\)\(B\)](#), which is a process four decision.

The Clairemont Mesa Community Plan defers all WCFs to the WCF Guidelines, regulations and the General Plan. The City of San Diego General Plan requires all wireless facilities to minimize visual impacts under [UD-A.15.a](#). It also includes the following provisions: A) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. B) Design facilities to be aesthetically pleasing and respectful of the neighborhood context. C) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. Since Mono-palms are no longer supported as highlighted in the [City adopted WCF Design Guidelines](#), Crown Castle's design to modify the site into a mono-broadleaf will represent an improvement, allowing the antennas to be better concealed from view consistent with the General Plan requirements.

Updating to a mono-broadleaf allows the branches and antenna socks to properly conceal the antennas and mounting apparatus from view which will result in a much more aesthetically pleasing product to the surrounding area. Additional camouflaging technique will be applied including the installation of branches that will extend a minimum of 24-inches in front of each antenna vertically and will employ cable management to reduce excessive cabling looping. Lastly, the entire tree, including but not limited to the mounting brackets, mounting pipes, antennas, and exposed connectors will be painted to match. The equipment will continue to operate at its current location without any changes. The equipment will remain outdoors and would therefore not require any air conditioning units. Outdoor ground mounted equipment can be air cooled which reduce the need for AC units. Finally, the equipment will be screened by a 6-foot tall wooden fence.

This AT&T site originally was approved in March of 2000, followed by the approval of the previous permit in 2011, providing critical voice and now data services to residences and commuters along California State Route 52 and Interstate Highway 5. This low profile WCF design WCF will not adversely affect the applicable land use and is compatible with the City of San Diego General Plan for WCFs.

b. The proposed development will not be detrimental to the public health, safety, and welfare;

Crown Castle and AT&T are requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of replacing of an existing 25-foot-tall mono-palm with a 25-foot-tall mono-broadleaf tree supporting twelve (12) AT&T antennas. The existing 455-square-foot equipment enclosure is proposed to remain in place.

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare.

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. AT&T has submitted an RF Report dated December 19, 2019 to staff demonstrating compliance with the required FCC regulations.

Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of City’s jurisdiction.

c. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and

Crown Castle AT&T are requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of replacing of an existing 25-foot-tall mono-palm with a 25-foot-tall mono-broadleaf tree supporting twelve (12) AT&T antennas. The existing 455-square-foot equipment enclosure is proposed to remain in place.

The site is located in residential single-unit RS-1-7 zone. WCFs are allowed in the residential zone with approval of a CUP, pursuant to [SDMC Section 141.0420 \(c\)\(2\)\(B\)](#), which is a process four decision. The deviation proposed to the development standards (setback) is allowed through processing a PDP, pursuant to SDMC Section [126.0602\(b\)](#). This deviation is requested to allow the ground mounted equipment to remain within the required rear yard setback. Due to the residential lot adjacency to existing environmentally sensitive land to the north, west and east and residential

zone to the south, it was determined that this was the only viable location for the equipment to avoid potential impacts nearby.

In addition, an NDP is required under WCF regulations, SDMC sections [141.0420 \(e\)\(3\)](#) for an equipment enclosure that exceeds the maximum allowable 250-square feet. The 455-SF equipment is placed inside a fenced area surrounded by landscaping that provide screening from public view. The larger equipment footprint is necessary based on the currently technology required for this site location and to support the antennas onsite.

Consistent with the City adopted [WCF Design Guidelines](#), and SDMC 141.0420, the WCF development is appropriately designed and integrated with the existing use of the site. To comply, Crown Castle AT&T will be updating to a mono-broadleaf which allows the branches and antenna socks to properly conceal the antennas and mounting apparatus from view which will result in a much more aesthetically pleasing product to the surrounding area. Additional camouflaging technique will be applied including the installation of branches that will extend a minimum of 24-inches in front of each antenna vertically and will employ cable management to reduce excessive cabling looping. Lastly, the entire tree, including but not limited to the mounting brackets, mounting pipes, antennas, and exposed connectors will be painted to match. The equipment will continue to operate at its current location without any changes. The equipment will remain outdoors and would therefore not require any air conditioning units. Outdoor ground mounted equipment can be air cooled and reduces the need for AC units. Finally, the equipment will be screened by a 6-foot tall wooden fence.

The WCF project meets all applicable regulations and policy documents and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and the development standards in effect for this site per WCF regulations, the LDC and the General Plan.

d. The proposed use is appropriate at the proposed location.

Crown Castle AT&T are requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of replacing of an existing 25-foot-tall mono-palm with a 25-foot-tall mono-broadleaf tree supporting twelve (12) AT&T antennas. The existing 455-square-foot equipment enclosure is proposed to remain in place.

Council Policy 600-43 guidelines establish hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 4 location according to Council Policy 600-43, which categorizes WCF's according to land use in which they are located. The applicant is required to submit a site justification explaining why a Preference 4 site was selected over any lower Preference level sites. For this project, Crown Castle AT&T indicated that the site has been in this location for over ten years and is part of established network which is necessary to provide service to the surrounding residential areas, Regent Road, and the California State Route 52 and Interstate Highway 5. There is no

Preference 1, 2 and 3 locations, within the search area that could achieve the level of service that the existing site provides. (Attachment 12 of the PC Report) Therefore, any requirement to move the facility could jeopardize the coverage, performance, and concealment of the facility as stated in the applicant's justification report.

The coverage map (Attachment 12) identifies the coverage objective for AT&T which shows intended coverage for the surrounding residential areas, Regent Road, and the California State Route 52 and Interstate Highway 5. Relocating this WCF to a lower preference level location could result in a significant coverage gap and may result in drop calls for the existing customers who depends on this service. After a thorough review by staff, there were no other lower preference level locations available that will meet the same coverage objective.

WCF use are allowed in all zones; project is consistent with the City adopted [WCF Design Guidelines](#), and SDMC 141.0420, the WCF development is appropriately designed and integrated with the existing use of the site. To comply, Crown Castle AT&T will be updating to a mono-broadleaf which allows the branches and antenna socks to properly conceal the antennas and mounting apparatus from view which will result in a much more aesthetically pleasing product to the surrounding area. Additional camouflaging technique will be applied including the installation of branches that will extend a minimum of 24-inches in front of each antenna vertically and will employ cable management to reduce excessive cabling looping. Lastly, the entire tree, including but not limited to the mounting brackets, mounting pipes, antennas, and exposed connectors will be painted to match. The equipment will continue to operate at its current location without any changes. The equipment will remain outdoors and would therefore not require any air conditioning units. Outdoor ground mounted equipment can be air cooled and reduces the need for AC units. Finally, the equipment will be screened by an existing 6-foot tall wooden fence.

Therefore, staff has determined that the proposed WCF use is appropriate at the proposed location based on the justification report, coverage map, and the overall design of the WCF.

2. Findings for Planned Development Permit [SDMC Section 126.0604]

- a. The proposed development will not adversely affect the applicable land use plan;**

See Section 1.a

- b. The proposed development will not be detrimental to the public health, safety, and welfare;**

See Section 1.b

- c. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section**

126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

Crown Castle AT&T are requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of replacing of an existing 25-foot-tall mono-palm with a 25-foot-tall mono-broadleaf tree supporting twelve (12) AT&T antennas. The existing 455-square-foot equipment enclosure is proposed to remain in place.

The Clairemont Mesa Community Plan does not address WCFs as a specific land use. However, the General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. AT&T is proposing to replace the fronds of the faux mono-palm tree with the branches of a mono-broadleaf tree. This technique is going to improve the look of the site and blend the site with the surrounding environment. Therefore, staff has determined that the proposed WCF design is in line with the General Plan requirements for concealment of the WCF.

AT&T is requesting deviation from the applicable development regulations (building within the setback) as allowed with approval of a Planned Development Permit (PDP). In addition, an NDP is required for an equipment enclosure that exceeds the maximum allowable 250-square feet under WCF regulations, SDMC sections [141.0420 \(e\)\(3\)](#), a process two decision. This site is RS-1-7 residential zone with a 13-foot rear yard setback. The site was approved on December 9, 2011 by the Planning Commission.

The SDMC [126.0602\(b\)](#) allows deviation for relieve from strict development standards through processing of a PDP. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

Complying with the required setback will result in significant construction, due to the large footprint, that may impact ESL. Therefore, it would be a more desirable project if approved as proposed, as it limits the disturbance of ESL. In addition, placement of the equipment outside of the rear-yard setback would require additional screening that will impact the visual quality of the neighborhood while the proposed design satisfy those unique design challenges. Furthermore, the existing equipment enclosure design has been supported by the CPG.

This WCF supporting antennas has been in this location since 2000 providing critical voice and data service to the surrounding area. The mono-palm tree fronds have been updated since in order to blend the WCF with the surrounding landscape and to minimize visual impact. If the WCF was to be placed in the front or side of the

house which face the cul-de-sac and the street view, it would create a visual impact to the neighborhood.

Therefore, the proposed setback deviation and equipment size can be supported due to the design, coverage, and integration. The setback deviation to place the mono-broadleaf tree to conceal antennas from street view will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

3. Findings for Site Development Permit [SDMC Section 126.0505]

a. The proposed development will not adversely affect the applicable land use plan;

See Section 1.a

b. The proposed development will not be detrimental to the public health, safety, and welfare; and

See Section 1.b

c. The proposed development will comply with the regulations of the Land Development Code.

See Section 1.c

1. Supplemental Findings--Environmentally Sensitive Lands

i. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;

The site is developed with a single-family residence, sheds, landscape, and hardscape. Approximately one third of the southeastern portion of the property remains undeveloped containing steep slope and native vegetation. The faux tree and associated equipment are located in the rear portion of the site inside an enclosure facing north west.

ii. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

There is no new construction proposed. The WCF is located inside a fenced enclosure in the developed portion of the property. No improvements are proposed outside of the fenced enclosure and the improvement proposed is to replace the faux-monopalm fronds with the mono-broadleaf branched.

iii. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

The existing WCF is located inside an enclosure in the furthest northern part of the property. The environmentally sensitive lands on site is located in the southeastern portion of the lot slopping away from the house. Four Californian palm trees exist on site with several Australian palm trees along the gravel that do not impact the environmentally sensitive lands.

iv. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP); Ch. Art. Div. 12 6 5 9 San Diego Municipal Code Chapter 12: Land Development Reviews (3-2021)

The MHPA surrounds this property on the north and east which consist of the slopes leading down San Clemente Canyon to the north. No new ground improvement is proposed with this project. The only modification is to replace the palm fronds with the mono-broadleaf branches to better screen the antennas and to improve the appearance of the tree. Therefore, this project will be consistent with the MSCP Subarea plan.

v. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

This project is located in the Clairemont Mesa Community, approximately two miles from the nearest public beach, therefore there will not be any impact to these resources.

vi. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

Since there is no proposed ground improvements with this project, there is no required mitigation. There is no impact to the environmentally sensitive land. The WCF is an existing facility that was approved with proposed Australian palm trees to screen the site from the street. Permit conditions are added to ensure the responsible party to maintain the existing landscape.

4. Findings for Neighborhood Development Permit [SDMC Section 126.0404]

a. The proposed development will not adversely affect the applicable land use plan.

See Section 1.a

- b. The proposed development will not be detrimental to the public health, safety, and welfare.**

See Section 1.b

- c. The proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

See Section 1.c

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 2602634, PDP No. 2602636, SDP No. 62602637, and NDP No. 2603543 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in CUP No. 2602634, PDP No. 2602636, SDP No. 2602637 and NDP No. 2603543, a copy of which is attached hereto and made a part hereof.

Nilia Safi
Development Project Manager
Development Services

Adopted on: Sep 22, 2022

IO#: 11004545

7

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Conditional Use Permit No. 2602634
Planned Development Permit No. 2602636
Site Development Permit No. 2602637
Neighborhood Development Permit No. 2603543
Crown Castle CCATT Monongahela PTS No. 645183
Planning Commission

This Conditional Use Permit (CUP) No. 2602634, Planned Development Permit (PDP) No. 2602636, Site Development Permit (SDP) No. 2602637, and Neighborhood Development Permit (NDP) No. 2603543 is granted by the Planning Commission of the City of San Diego to William G & IDA, A Jeffery Family Trust, Owner, and Crown Castle CCATT LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 126.0401, 126.0501, 126.0601 and 141.0420. The site is located at 4985 Monongahela Street in the RS-1-7 zone of the Clairemont Mesa Community Plan. The project site is legally described as Lot 131 of Glen Oaks Heights Unit No. 2, Annex in the City of San Diego, Map No. 3641.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 22, 2022, on file in the Development Services Department.

The project shall include:

- a. Modifications to replace an existing 25-foot tall faux mono-palm tree with a 25-foot-tall faux mono-broadleaf tree supporting twelve (12) antennas;
- b. To maintain a 455-square-foot equipment enclosure on the ground adjacent to the tree;
- c. Landscaping (planting, irrigation and landscape related improvements); and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 6, 2025.
2. This CUP, PDP, SDP, NDP and corresponding use of this site shall **expire on October 6, 2032**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. Any future modifications to the antennas must be approved by Development Services. Antennas deviating up to the approved size (length, width, or height), must include screening designed to create the appearance of uniformity among the antennas to the satisfaction of the Development Services Department. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.
6. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
7. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

8. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Permittee and any successor(s) in interest.

9. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

10. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

11. The Owner/Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

12. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

13. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

12. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Permittee shall pay all of the costs

related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

TELECOM DESIGN REQUIREMENTS:

14. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.
15. The WCF shall conform to the approved construction plans.
16. Photo simulations shall be printed on the construction plans.
17. The cable tray shall be repainted to match the building to the satisfaction of the Development Services Department.
18. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
19. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
20. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
21. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
22. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
23. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

FAUX TREE REQUIREMENTS

24. All proposed hand-holes shall be covered with bark material to match the mono-broadleaf to the satisfaction of the Development Services Department.
25. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
26. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.
27. All exposed cables, brackets and supports shall be painted to match the mono-broadleaf foliage to the satisfaction of the Development Services Department.
28. Mono-broadleaf RF socks fully covering the front and back of the antennas (and any other components) shall be used.
29. The Owner/Permittee shall provide color samples of the mono-broadleaf branches and bark prior to Building Permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built mono-broadleaf.

LANDSCAPING REQUIREMENTS:

30. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6. (no new landscaping proposed – all still existing from prior entitlements).
31. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
32. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

Brush Management Requirements:

33. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

34. The Brush Management Program shall consist of a modified Zone One ranging from 3-ft. to 80-ft. in width with a corresponding Zone Two of 0-ft. to 96-ft. in width, extending out from the habitable structures towards the native/naturalized vegetation consistent with §142.0412(h)(7).

35. Prior to issuance of any Building Permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

36. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

37. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

MHPA LAND USE ADJACENCY REQUIREMENTS:

Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Owner/Permittee shall depict the following requirements within the contract specifications and depict on construction documents (as necessary) for the Project Site:

- **Lighting.** Lighting should be directed away from the MHPA and shielded if necessary. Please see Municipal Code §142.0740 for further information if needed.
- **Landscaping.** No invasive plant species shall be planted in or adjacent to the MHPA.
- **Access.** Access to the MHPA, if any, should be directed to minimize impacts and reduce impacts associated with domestic pet predation.
- **Noise.** Due to the site's location adjacent to (could also be within) the MHPA, construction noise will need to be avoided, if possible, during the breeding season of the California gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys will be required in order to determine species presence/absence. If the species is/are not identified within the MHPA, no additional measures will be required. If present, measures to minimize noise impacts will be required and should include temporary noise walls/berms. If a survey is not conducted and construction is proposed during the species' breeding season, presence would be assumed and a temporary wall/berm

would be required. Noise levels from construction activities during the bird breeding season should not exceed 60 dBA hourly LEQ at the edge of the occupied MHPA, or the ambient noise level if noise levels already exceed 60 dBA hourly LEQ.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on September 22, 2022 and
Approved Resolution Number XXXX

CUP No. 2602634
PDP No. 2602636
SPD No. 2602637
NDP No. 2603543

Date of Approval: September 22, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Nilia Safi
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

William G & IDA, A Jeffery Family Trust
Owner

By _____
NAME
TITLE

Crown Castle CCATT
Permittee

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

NOTICE OF EXEMPTION

Attachment 6

(Check one or both)

TO: ☒ RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

☐ OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

Project No.: 645183

Project Title: AT&T Monongahela

PROJECT LOCATION-SPECIFIC: 4985 Monongahela Street, San Diego CA

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP), Planned Development Permit (PDP) and Site Development Permit (SDP) to continue operation of an existing Wireless Communication Facility (WCF). The WCF consists of an existing AT&T mono-palm proposed to be transformed into a 25-foot-tall mono-broadleaf tree supporting 12 antennas, 12 tower mounted amplifiers and 3 remote radio units. The existing equipment enclosure (approximately 455 square feet) is proposed to remain in place. The project is located at 4985 Monongahela Street in the RS-1-7 zone, the Clairemont Mesa Community Plan, the Clairemont Mesa Height Limitation Overlay Zone, and Council District 2

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Crown Castle GT- 510 Castillo St., Suite 302, Santa Barbara CA, 93101. (805) 957-1629

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
- ☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- ☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- ☒ CATEGORICAL EXEMPTION: 15301 (Existing Facilities)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the continual operation of an existing WCF with minor improvements the exemption was deemed appropriate. The project is located on a developed site and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

Attachment 6
TELEPHONE: 619 446-3324

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA



_____/SENIOR PLANNER

6/8/2022

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

CLERK OR OPR:

DATE RECEIVED FOR FILING WITH COUNTY

VIEW 1



EXISTING



PROPOSED LOOKING SOUTHEAST FROM SR-52



EXISTING



PROPOSED

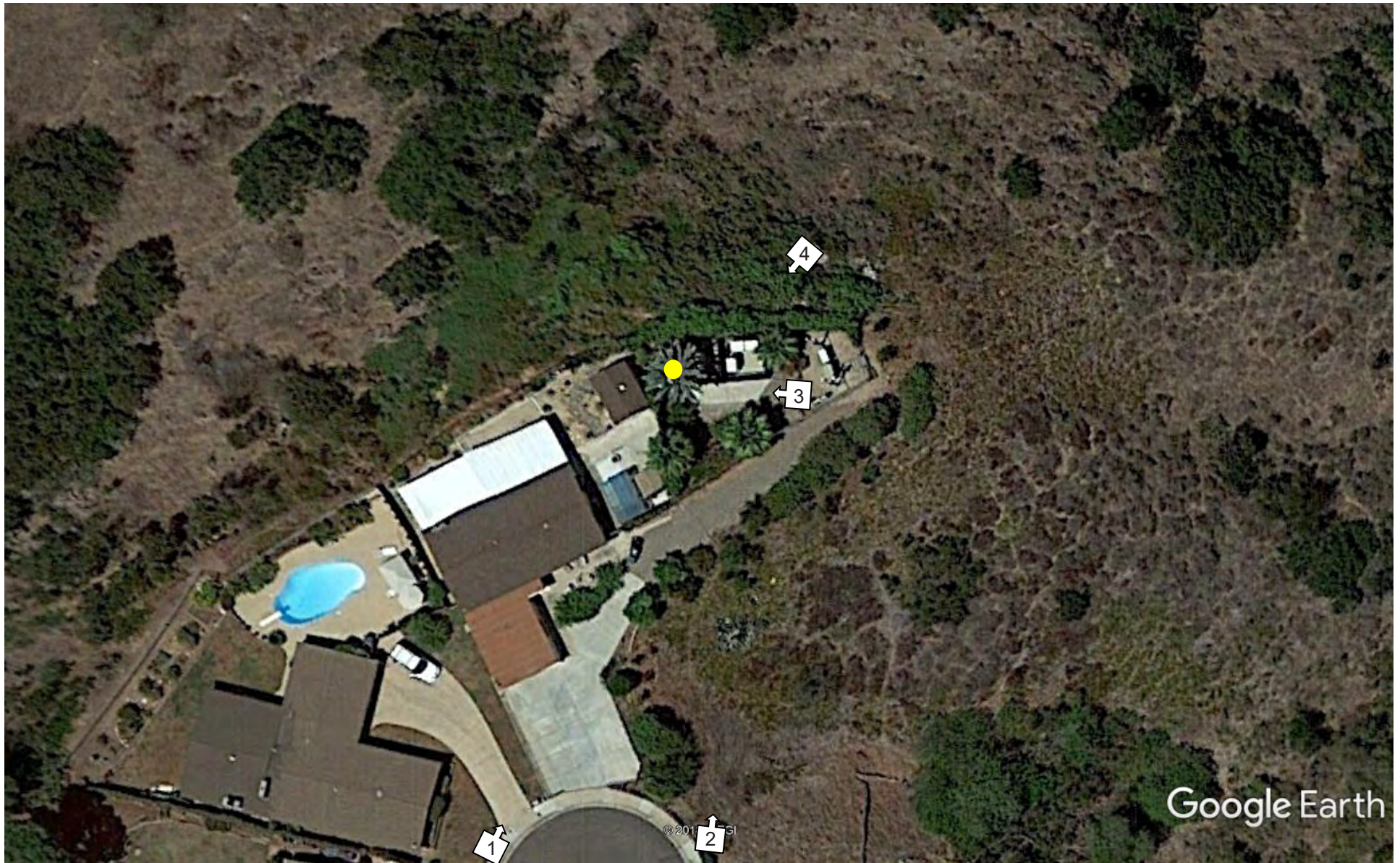
LOOKING NORTHEAST FROM MONONGAHELA STREET



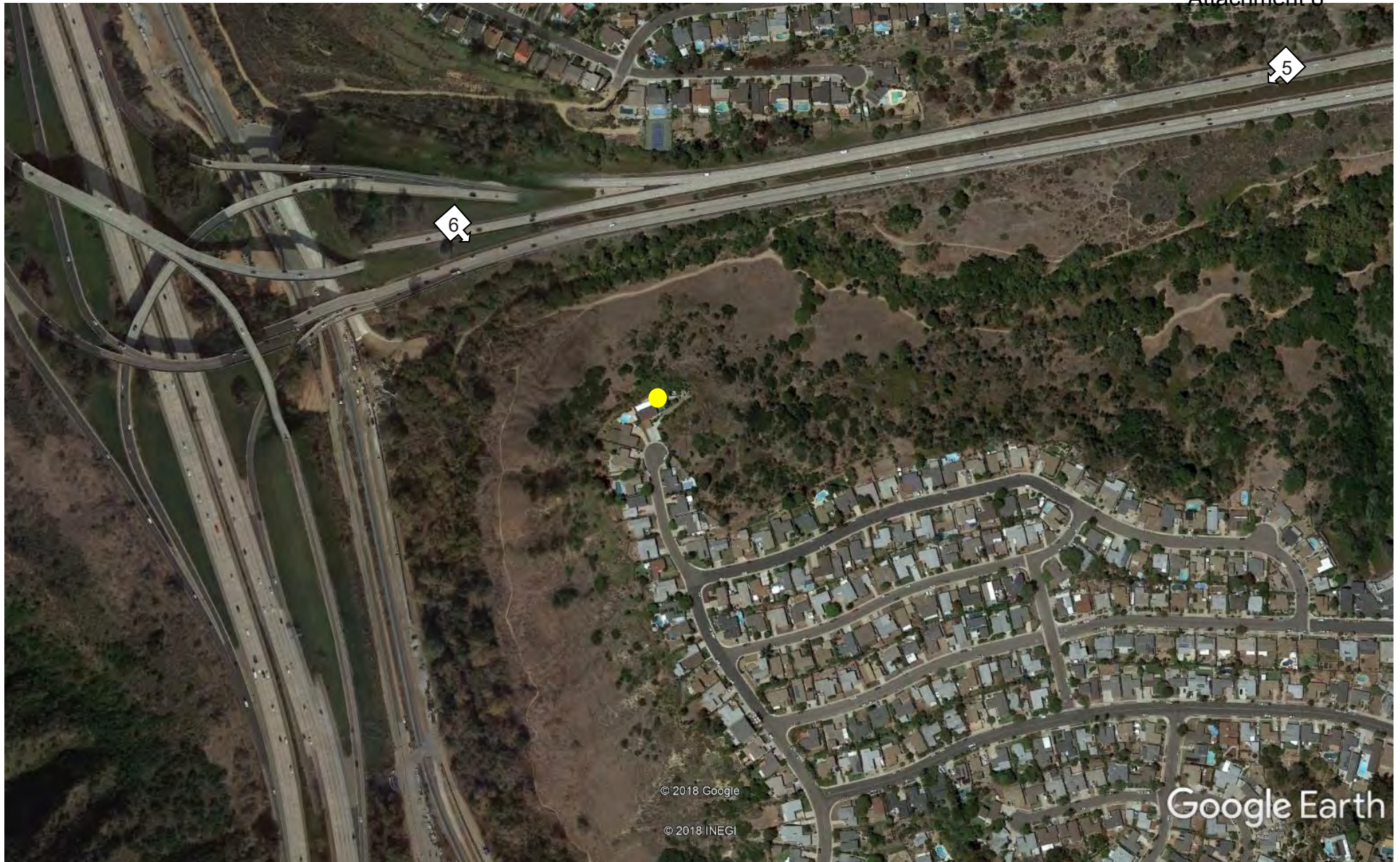
EXISTING



PROPOSED LOOKING NORTHWEST FROM SITE



Crown Castle – I-5 and Hwy 52
Photo Location Map 1
4985 Monongahela Street
San Diego, CA 92117



Crown Castle – I-5 and Hwy 52
Photo Location Map 2
4985 Monongahela Street
San Diego, CA 92117



Photo 1. View from the Southwest



Photo 2. View from the South

Photo 3. View from the East



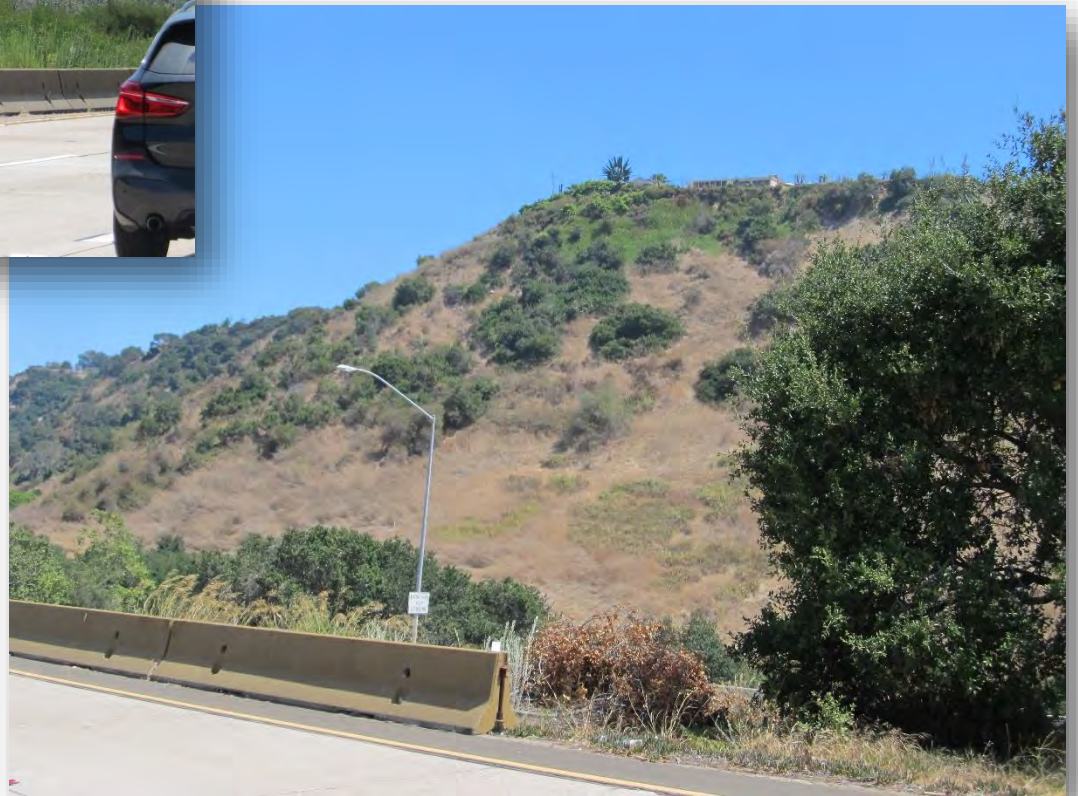
Photo 4. View from the Northeast



Photo 5. View from the Northeast



Photo 6. View from the Northwest



| | | | |
|--|---|---------------------------|---|
| Page 3 | City of San Diego · Information Bulletin 620 | | August 2018 |
|  | City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 | | Community Planning Committee Distribution Form |
| Project Name: Crown-Castle Monongahela Cellular Antenna Site | | Project Number: 655705 | |
| Community: Clairemont Mesa | | | |
| <p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p> | | | |
| <input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny | | | Date of Vote: October 20, 2020 |
| # of Members Yes 8 | # of Members No 0 | # of Members Abstain 0 | |
| Conditions or Recommendations: Approve as Presented | | | |
| <input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) | | | |
| NAME: Nicholas Reed | | | |
| TITLE: CCPG Chair | | DATE: July 21, 2022 | |
| <p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p> | | | |

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



UNDERGROUND
SERVICE ALERT OF
SOUTHERN CALIFORNIA
800-227-2600
48 HOURS BEFORE YOU DIG





200 SPECTRUM CENTER DRIVE, SUITE 1700
IRVINE, California 92618



5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

PLANS PREPARED BY:



1745 W ORANGEWOOD AVE. STE 103, ORANGE, CA 92668
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

| NO. | DATE: | DESCRIPTION: | BY: |
|-----|------------|---------------|-----|
| A | 11/19/19 | 90% ZD | DJL |
| 0 | 01/23/2020 | 100% ZD | DJL |
| 1 | 07/15/2020 | CITY COMMENTS | DJL |
| 2 | 10/26/2020 | CITY COMMENTS | DJL |
| 3 | 04/29/2021 | CITY COMMENTS | DJL |
| | | | |
| | | | |
| | | | |

CROWN CASTLE BU NUMBER

845111

SITE INFORMATION:

SD0022/
I-5 & HWY 52
4985 MONONGAHELA ST.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

SEAL:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

PROJECT DESCRIPTION

- REMOVE (E) MONOPALM FRONDS AND (E) PALM FROND BALL FROM (E) 25'-0" MONOPALM
- INSTALL (N) MONOBROADLEAF BRANCHES
- PAINT EXISTING MONOPOLE TO RESEMBLE BARK AS REALISTIC AS POSSIBLE

EXISTING FACILITY CONSISTS OF:

- (12) (E) 4' ANTENNAS
- (3) (E) RRU'S
- (15) (E) TMA'S
- (1) (E) SURE SUPPRESSOR
- (1) GPS ANTENNA

NO CHANGES TO THE EXISTING ANTENNAS OR EQUIPMENT IS PROPOSED WITH THIS APPLICATION

NO CHANGES TO THE EXISTING LANDSCAPING IS PROPOSED WITH THIS APPLICATION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

PROPERTY OWNER:
ADDRESS:

WILLIAM G. & IDA A JEFFERY FAMILY TRUST
4985 MONONGAHELA STREET
SAN DIEGO, CA 92117

APPLICANT:
ADDRESS:

CROWN CASTLE
200 SPECTRUM CENTER DRIVE, SUITE 1700
IRVINE, CA 92618

APPLICANT REPRESENTATIVE:
ADDRESS:

CROWN CASTLE
200 SPECTRUM CENTER DRIVE, SUITE 1700
IRVINE, CA 92618

WIRELESS CARRIER:
ADDRESS:

AT&T
5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

LATITUDE (NAD 83):

32° 50' 13.905" N
32.837196°

LONGITUDE (NAD 83):

-117° 13' 47.316" W
-117.229810°

ZONING JURISDICTION:

CITY OF SAN DIEGO

APN #:

359-811-22-00

CONSTRUCTION TYPE:

V-B

CURRENT ZONING:

RS-1-7

OCCUPANCY:

U

EXISTING LEASE AREA (FT):

- SQ FT

PROJECT TEAM

PROJECT MANAGER:
CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

CONTACT: KRISTIN CORDRAY
PHONE: (602) 845-1727

ARCHITECTURAL & ENGINEERING:
RELIANT LAND SERVICES, INC.
1745 W. ORANGEWOOD AVE., SUITE 103
ORANGE, CA 92668

CONTACT: CHRIS S LEE (A&E ENGINEER)
PHONE: (714) 685-0123



AT&T SD0022 / I-5 & HWY 52
BU: 845111

4985 MONONGAHELA ST., SAN DIEGO, CA 92117

LOCATION MAPS

VICINITY MAP

LOCAL MAP



NO SCALE

DRIVING DIRECTIONS

DIRECTIONS FROM CROWN CASTLE OFFICE:
HEAD SOUTH ON SPECTRUM CENTER DRIVE. TURN RIGHT ONTO PACIFICA. TURN RIGHT ONTO IRVINE CENTER DRIVE. TURN RIGHT ONTO ALTON PARKWAY. MERGE ONTO I-5 N. TAKE EXIT 96 FOR SAND CANYON AVE. TURN LEFT ONTO SAND CANYON AVE. ARRIVE AT DESTINATION ON RIGHT HAND SIDE.

DRAWING INDEX

| SHEET NO: | SHEET TITLE |
|-----------|--|
| T-1 | TITLE SHEET |
| T-2 | SITE NOTES, SPECIFICATIONS |
| A-0 | AERIAL SITE PLAN |
| A-1 | SITE PLAN |
| A-2 | ENLARGED SITE PLAN |
| A-2.1 | EQUIPMENT LAYOUT, ANTENNA LAYOUT |
| A-3 | EXISTING AND PROPOSED SOUTH ELEVATIONS |
| A-4 | EXISTING AND PROPOSED EAST ELEVATIONS |
| A-5 | EXISTING AND PROPOSED NORTH ELEVATIONS |
| A-6 | EXISTING AND PROPOSED WEST ELEVATIONS |
| A-7 | SPECIFICATIONS |
| L-1 | EXISTING LANDSCAPE PLAN |
| L-2 | BRUSH MANAGEMENT PLAN |
| L-2.1 | BRUSH MANAGEMENT PLAN |

TOWER PRODUCTION DRAWINGS BY SCI, INC.

| | |
|------|--------------------------|
| RF-1 | ELEVATION VIEW |
| RF-2 | PLAN & DETAIL VIEW |
| RF-3 | DETAIL VIEW |
| RF-4 | DETAIL VIEW & EPA VALUES |
| RF-5 | DETAIL VIEW & PHOTO |

3D RENDERING BY SCI, INC.

| | |
|------|------------------------------------|
| RF-1 | 3D DRAWING PLAN AND ELEVATION VIEW |
| RF-2 | ISOMETRIC & PERSPECTIVE VIEW |

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SDMC 142.0412(g)/(h)

(g) Zone One Requirements

3. The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
2. Zone One shall contain no habitable structures , structures that are directly attached to habitable structures , or other combustible construction that provides a means for transmitting fire to the habitable structures . Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated Type IV or heavy timber construction as defined in the California Building Code.
3. Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
4. Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
5. Permanent irrigation is required for all planting areas within Zone One except as follows:
 - 5.1. When planting areas contain only species that do not grow taller than 24 inches in height, or
 - 5.2. When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
6. Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
7. Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

1. The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
2. No structures shall be constructed in Zone Two.
3. Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
4. Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
5. The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - 5.1. All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - 5.2. New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - 5.3. All new Zone Two plantings shall be irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
 - 5.4. Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
6. Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
7. Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

SECTION III: BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT - DESCRIPTION

Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 Basic requirements –All Zones

3.2-1.01 For zone two, plants shall not be cut below six inches.

3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.

3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).

3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., *Pinus*, *Quercus*, *Platanus*, *Salix* and *Populus*).

3.2-2 Zone 1 Requirements – All Structures

3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").

3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.

3.2-2.03 Maintain all plantings in a succulent condition.

3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements –All Structures

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

BRUSH MANAGEMENT NOTES

4

NOT USED

2



200 SPECTRUM CENTER DRIVE, SUITE 1700
IRVINE, California 92618



PLANS PREPARED BY: —



| NO. | DATE: | DESCRIPTION: | BY: |
|-----|------------|---------------|-----|
| A | 11/19/19 | 90% ZD | DJL |
| 0 | 01/23/2020 | 100% ZD | DJL |
| 1 | 07/15/2020 | CITY COMMENTS | DJL |
| 2 | 10/26/2020 | CITY COMMENTS | DJL |
| 3 | 04/29/2021 | CITY COMMENTS | DJL |
| | | | |
| | | | |
| | | | |

— CROWN CASTLE BU NUMBER —

845111

— SITE INFORMATION: —

SD0022/

I-5 & HWY 52

4985 MONONGAHELA ST.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

SEAL: -

SHEET TITLE: —

MHPA NOTES
BRUSH MANAGEMENT NOTES

SHEET NUMBER: —

T-2

KEY NOTES:

- 1

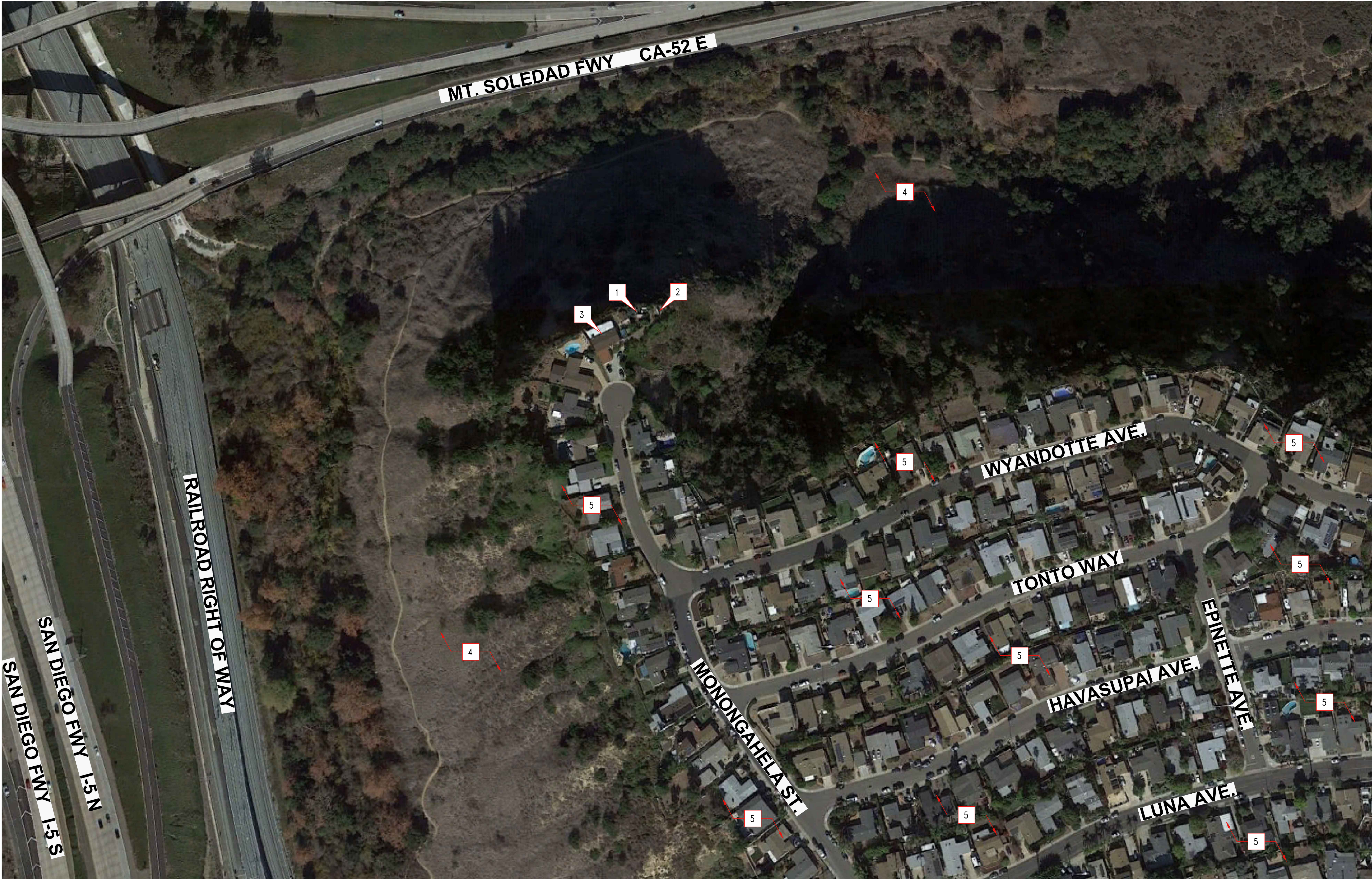
EXISTING CROWN CASTLE TELECOMMUNICATIONS COMPOUND
LOCATION OF AT&T EQUIPMENT AND ANTENNAS
- 2

EXISTING CROWN CASTLE TELECOMMUNICATIONS COMPOUND
LOCATION OF T-MOBILE EQUIPMENT AND ANTENNAS
- 3

CLOSEST SINGLE FAMILY RESIDENTIAL
- 4

EXISTING OPEN SPACE PARK
- 5

EXISTING SPACED RURAL RESIDENTIAL



200 SPECTRUM CENTER DRIVE, SUITE 1700
IRVINE, California 92618



AT&T

5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

PLANS PREPARED BY:



1745 W ORANGEWOOD AVE, STE 103, ORANGE, CA 92868
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

| NO. | DATE: | DESCRIPTION: | BY: |
|-----|------------|---------------|-----|
| A | 11/19/19 | 90% ZD | DJL |
| 0 | 01/23/2020 | 100% ZD | DJL |
| 1 | 07/15/2020 | CITY COMMENTS | DJL |
| 2 | 10/26/2020 | CITY COMMENTS | DJL |
| 3 | 04/29/2021 | CITY COMMENTS | DJL |
| | | | |
| | | | |

CROWN CASTLE BU NUMBER

845111

SITE INFORMATION:

**SD0022/
I-5 & HWY 52**

4985 MONONGAHELA ST.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

SEAL:

SHEET TITLE:

AERIAL SITE PLAN

SHEET NUMBER:

A-0

- NOTE:**
THESE DRAWINGS HAVE BEEN CREATED BY
INFORMATION GATHERED AT THE SITE, (E)
AS-BUILTS PROVIDED BY CROWN CASTLE AND
WITHOUT A SURVEY. PLEASE VERIFY ALL
DIMENSIONS, LENGTHS, PROPERTY LINES.



| NO. | DATE: | DESCRIPTION: | BY: |
|-----|------------|---------------|-----|
| A | 11/19/19 | 90% ZD | DJL |
| 0 | 01/23/2020 | 100% ZD | DJL |
| 1 | 07/15/2020 | CITY COMMENTS | DJL |
| 2 | 10/26/2020 | CITY COMMENTS | DJL |
| 3 | 04/29/2021 | CITY COMMENTS | DJL |
| | | | |
| | | | |
| | | | |

CROWN CASTLE BU NUMBER _____

845111

— SITE INFORMATION: —

**SD0022/
I-5 & HWY 52
4985 MONONGAHELA ST.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY**

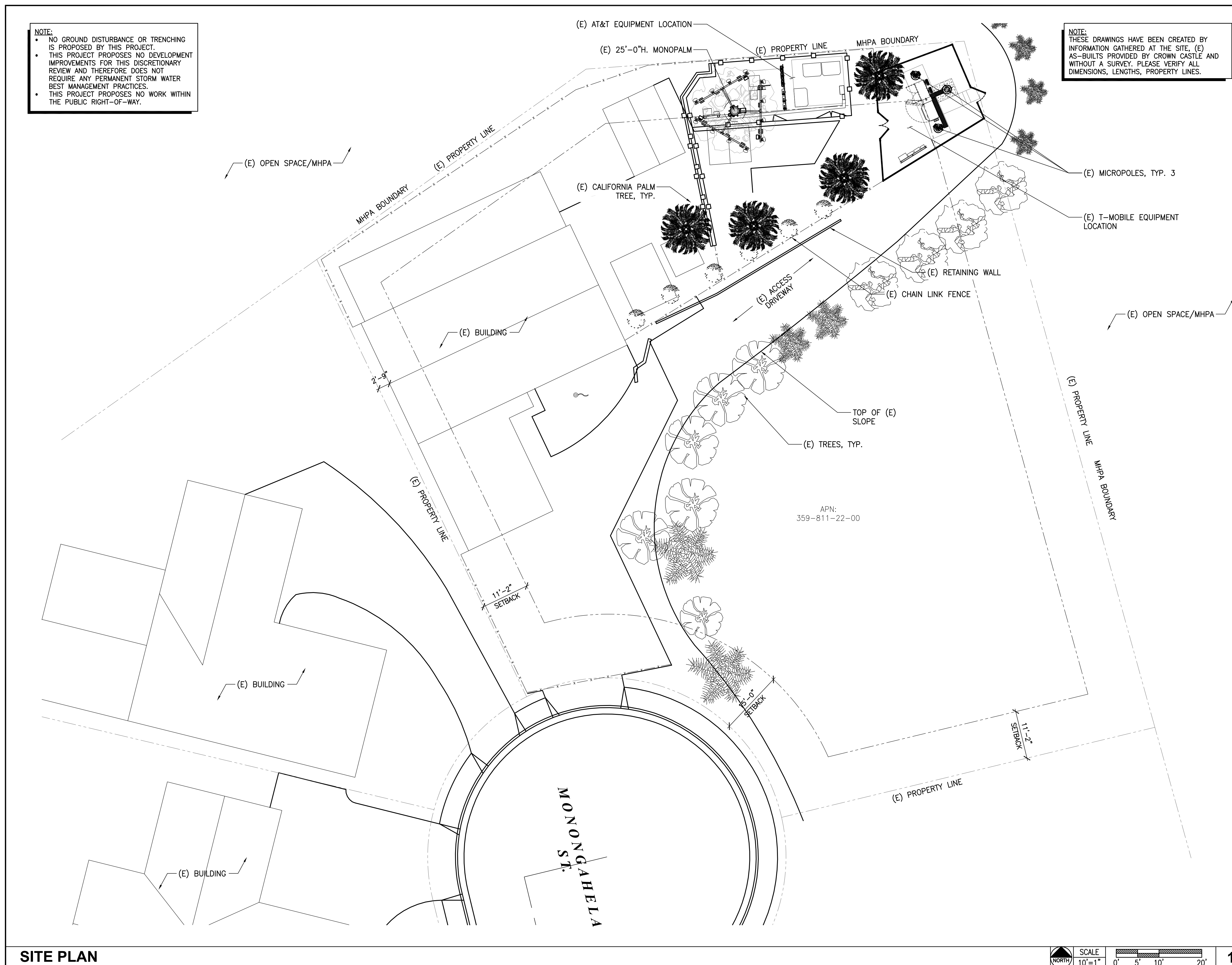
SEAL: _____

SHEET TITLE: _____

SITE PLAN


SHEET NUMBER: _____

A-1







ENLARGED SITE PLAN



200 SPECTRUM CENTER DRIVE, SUITE 1700
IRVINE, California 92618



5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

PLANS PREPARED BY:


RELIANT LAND SERVICES
1745 W ORANGEWOOD AVE. STE 103, ORANGE, CA 92668
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

| NO. | DATE: | DESCRIPTION: | BY: |
|-----|------------|---------------|-----|
| A | 11/19/19 | 90% ZD | DJL |
| 0 | 01/23/2020 | 100% ZD | DJL |
| 1 | 07/15/2020 | CITY COMMENTS | DJL |
| 2 | 10/26/2020 | CITY COMMENTS | DJL |
| 3 | 04/29/2021 | CITY COMMENTS | DJL |
| | | | |
| | | | |
| | | | |

CROWN CASTLE BU NUMBER

845111

SITE INFORMATION:

**SD0022/
I-5 & HWY 52**
4985 MONONGAHELA ST.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

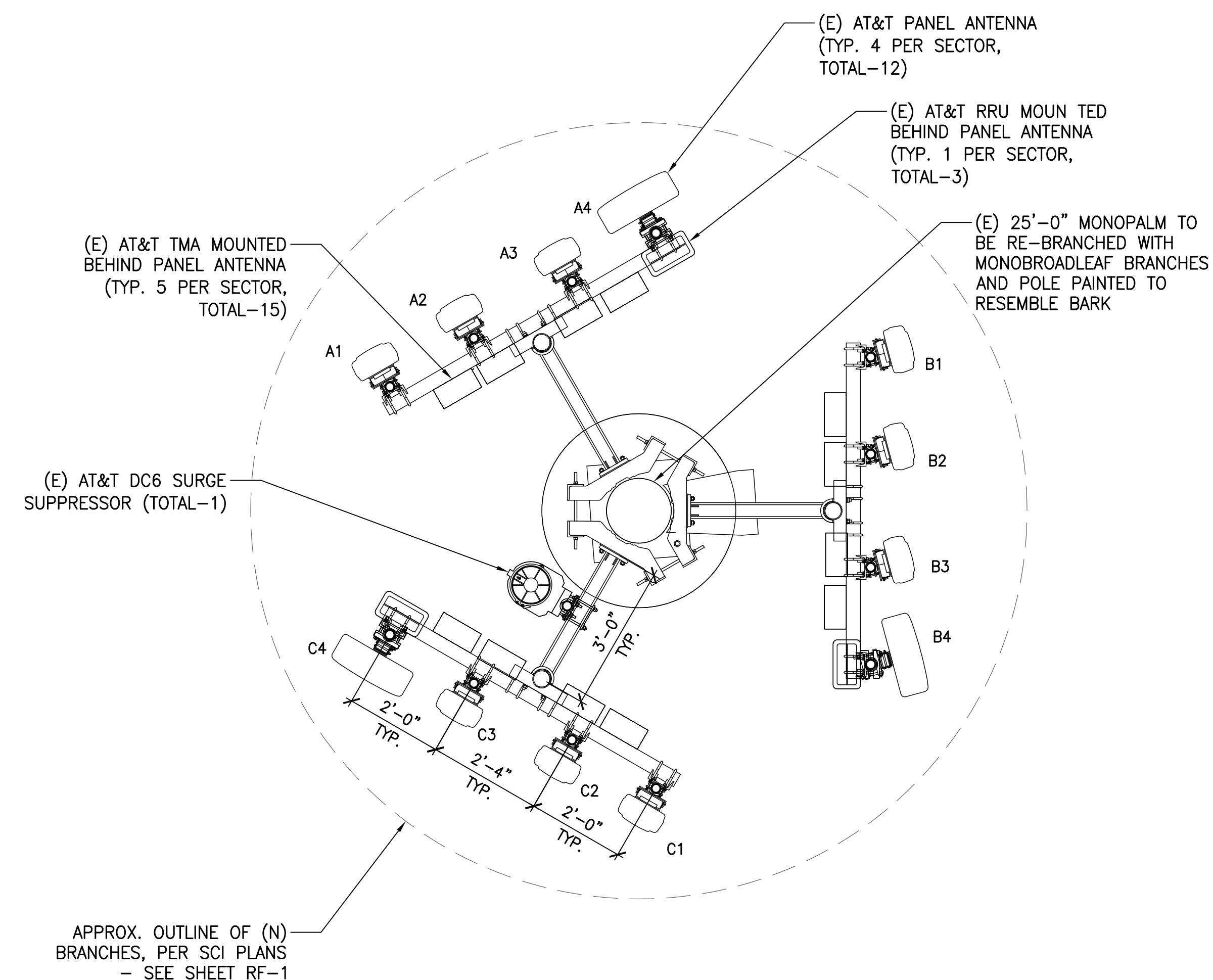
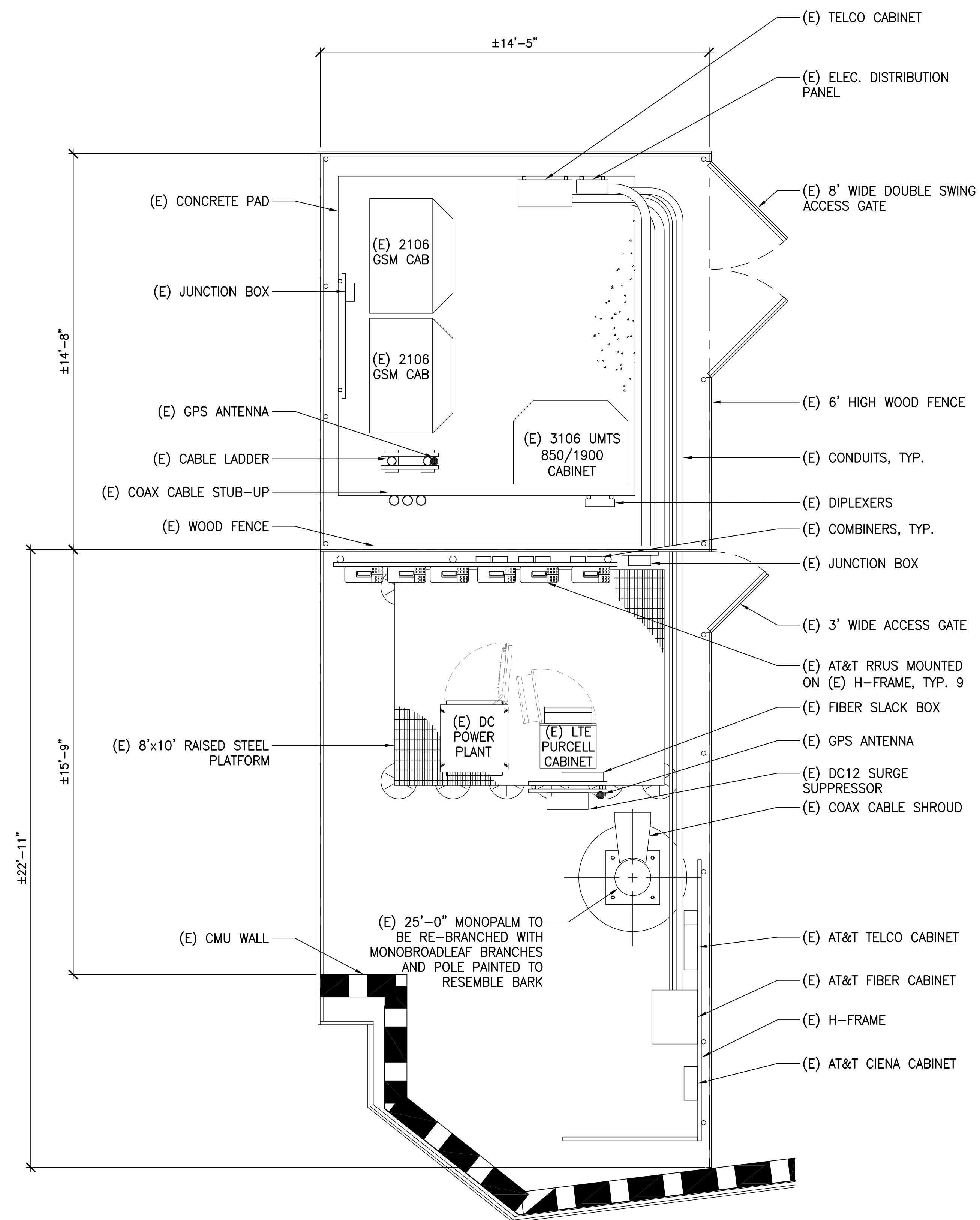
SEAL:

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-2



| ANTENNA SCHEDULE | | | | | | | | |
|------------------|---------------------|-------|---------|------------|------|------------------|---------------------|------------------------|
| SECTOR | ANTENNA | | | | QTY. | RRU | TMA AND/OR DIPLEXER | |
| | MODEL | SIZE | AZIMUTH | RAD CENTER | | | QTY. | MODEL |
| A | KATHREIN 800 10864 | 55.2" | 326° | 17"—8.5" | 1 | ERICSSON RRUS—32 | 2 | ERICSSON KRY 112 75/1 |
| | KATHREIN 742264 | 52.8" | 330° | 17"—8.5" | | | 1 | — |
| | KATHREIN 800 10764K | 55.2" | 330° | 17"—8.5" | | | 1 | POWERWAVE TTAW—07BP111 |
| | KATHREIN 742264 | 52.8" | 330° | 17"—8.5" | | | 2 | ERICSSON KRY 112 75/1 |
| B | KATHREIN 800 10864 | 55.2" | 76° | 17"—8.5" | 1 | ERICSSON RRUS—32 | 2 | ERICSSON KRY 112 75/1 |
| | KATHREIN 742264 | 52.8" | 75° | 17"—8.5" | | | 1 | — |
| | KATHREIN 800 10764K | 55.2" | 75° | 17"—8.5" | | | 1 | POWERWAVE TTAW—07BP111 |
| | KATHREIN 742264 | 52.8" | 75° | 17"—8.5" | | | 2 | ERICSSON KRY 112 75/1 |
| C | KATHREIN 800 10864 | 55.2" | 199° | 17"—8.5" | 1 | ERICSSON RRUS—32 | 2 | ERICSSON KRY 112 75/1 |
| | KATHREIN 742264 | 52.8" | 200° | 17"—8.5" | | | 1 | — |
| | KATHREIN 800 10764K | 55.2" | 200° | 17"—8.5" | | | 1 | POWERWAVE TTAW—07BP111 |
| | KATHREIN 742264 | 52.8" | 200° | 17"—8.5" | | | 2 | ERICSSON KRY 112 75/1 |

| NO. | DATE: | DESCRIPTION: | BY: |
|-----|------------|---------------|-----|
| A | 11/19/19 | 90% ZD | DJL |
| 0 | 01/23/2020 | 100% ZD | DJL |
| 1 | 07/15/2020 | CITY COMMENTS | DJL |
| 2 | 10/26/2020 | CITY COMMENTS | DJL |
| 3 | 04/29/2021 | CITY COMMENTS | DJL |
| | | | |
| | | | |
| | | | |



200 SPECTRUM CENTER DRIVE, SUITE 1700
IRVINE, California 92618



| NO. | DATE: | DESCRIPTION: | BY: |
|-----|------------|---------------|-----|
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| 0 | 01/23/2020 | 100% ZD | DJL |
| 1 | 07/15/2020 | CITY COMMENTS | DJL |
| 2 | 10/26/2020 | CITY COMMENTS | DJL |
| 3 | 04/29/2021 | CITY COMMENTS | DJL |
| | | | |
| | | | |
| | | | |

CROWN CASTLE BU NUMBER

845111

SITE INFORMATION:

**SD0022/
I-5 & HWY 52**

**4985 MONONGAHELA ST.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY**

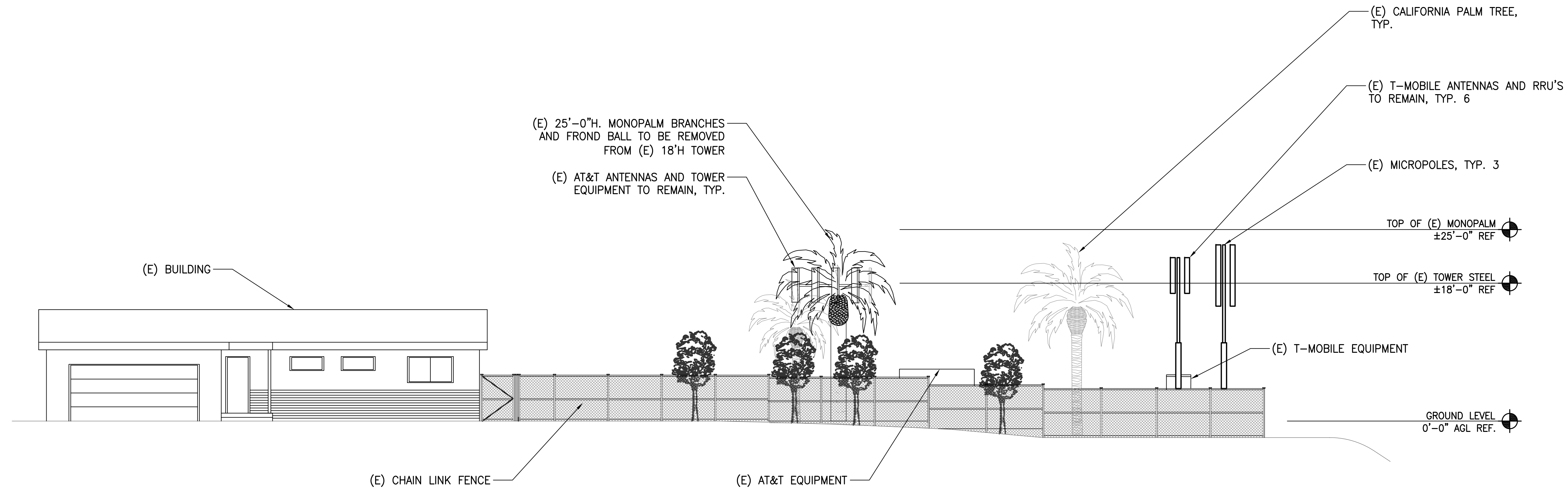
SEAL:

SHEET TITLE:

SOUTH ELEVATIONS

SHEET NUMBER:

A-3

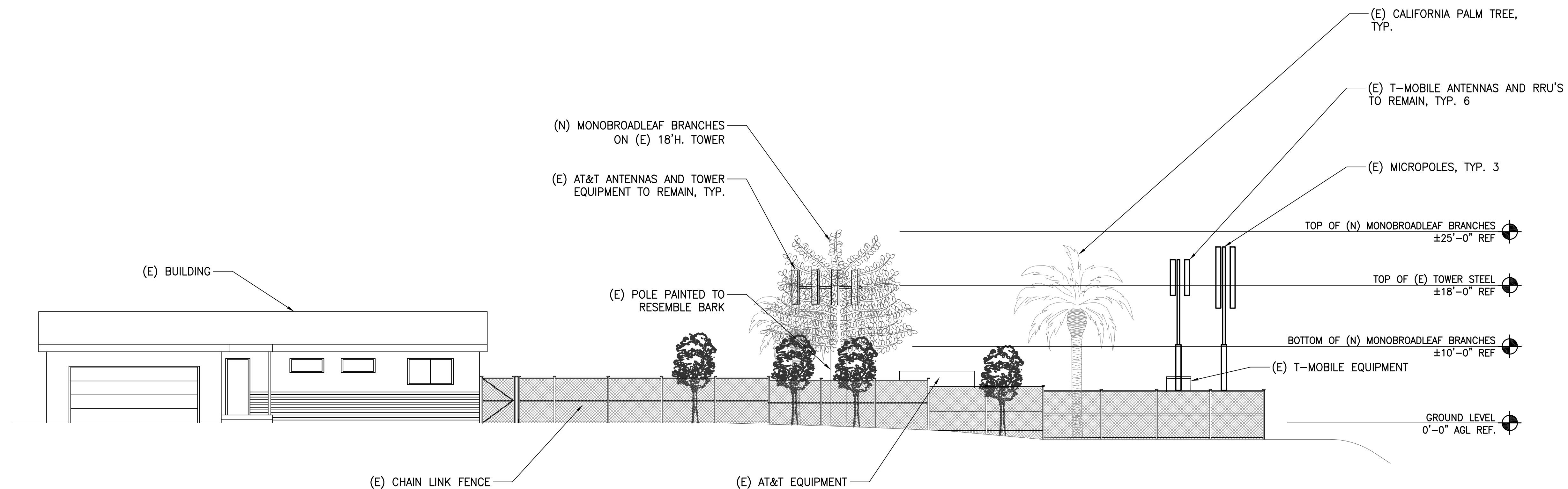


EXISTING SOUTH ELEVATION

SCALE
1/8"=1'

0' 2' 6' 14'

1



PROPOSED SOUTH ELEVATION

SCALE
1/8"=1'

0' 2' 6' 14'

2

| NO. | DATE: | DESCRIPTION: | BY: |
|-----|------------|---------------|-----|
| A | 11/19/19 | 90% ZD | DJL |
| 0 | 01/23/2020 | 100% ZD | DJL |
| 1 | 07/15/2020 | CITY COMMENTS | DJL |
| 2 | 10/26/2020 | CITY COMMENTS | DJL |
| 3 | 04/29/2021 | CITY COMMENTS | DJL |
| | | | |
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| | | | |

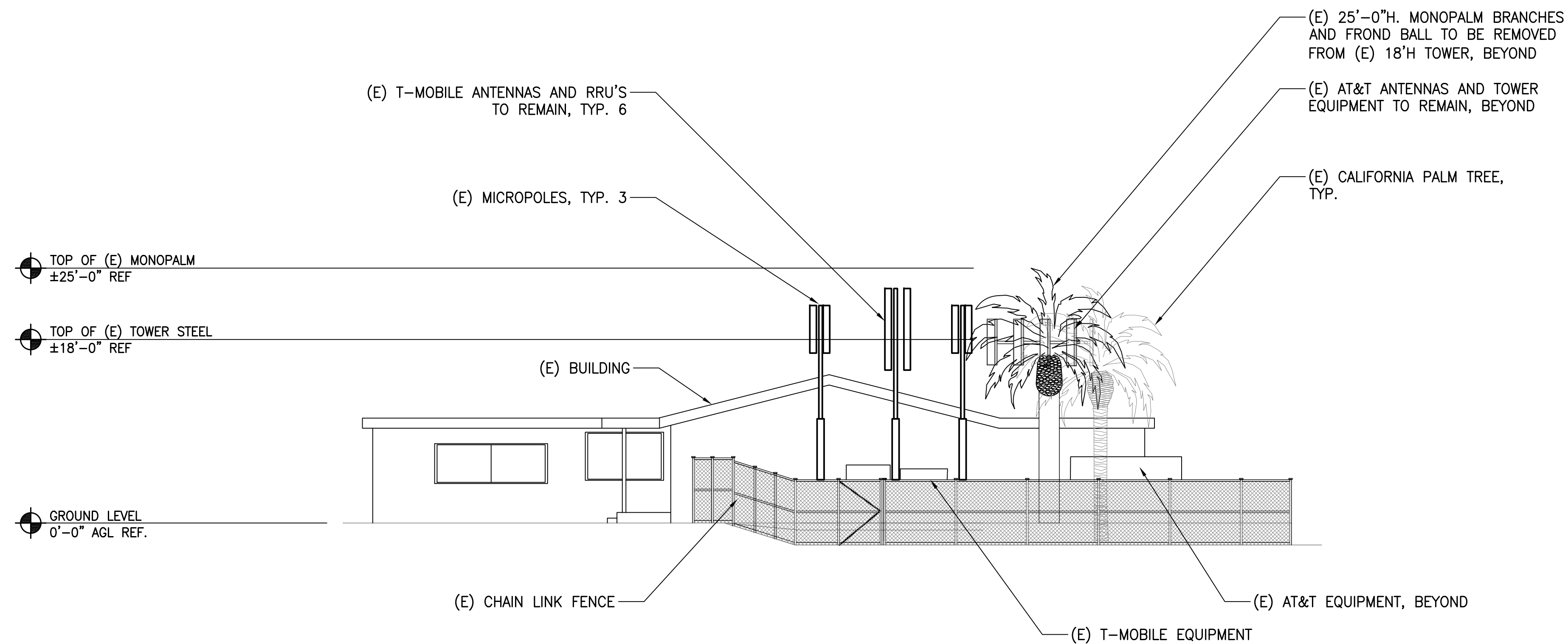
CROWN CASTLE BU NUMBER
845111

SITE INFORMATION:
**SD0022/
I-5 & HWY 52**
**4985 MONONGAHELA ST.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY**

SEAL:

SHEET TITLE:
EAST ELEVATIONS

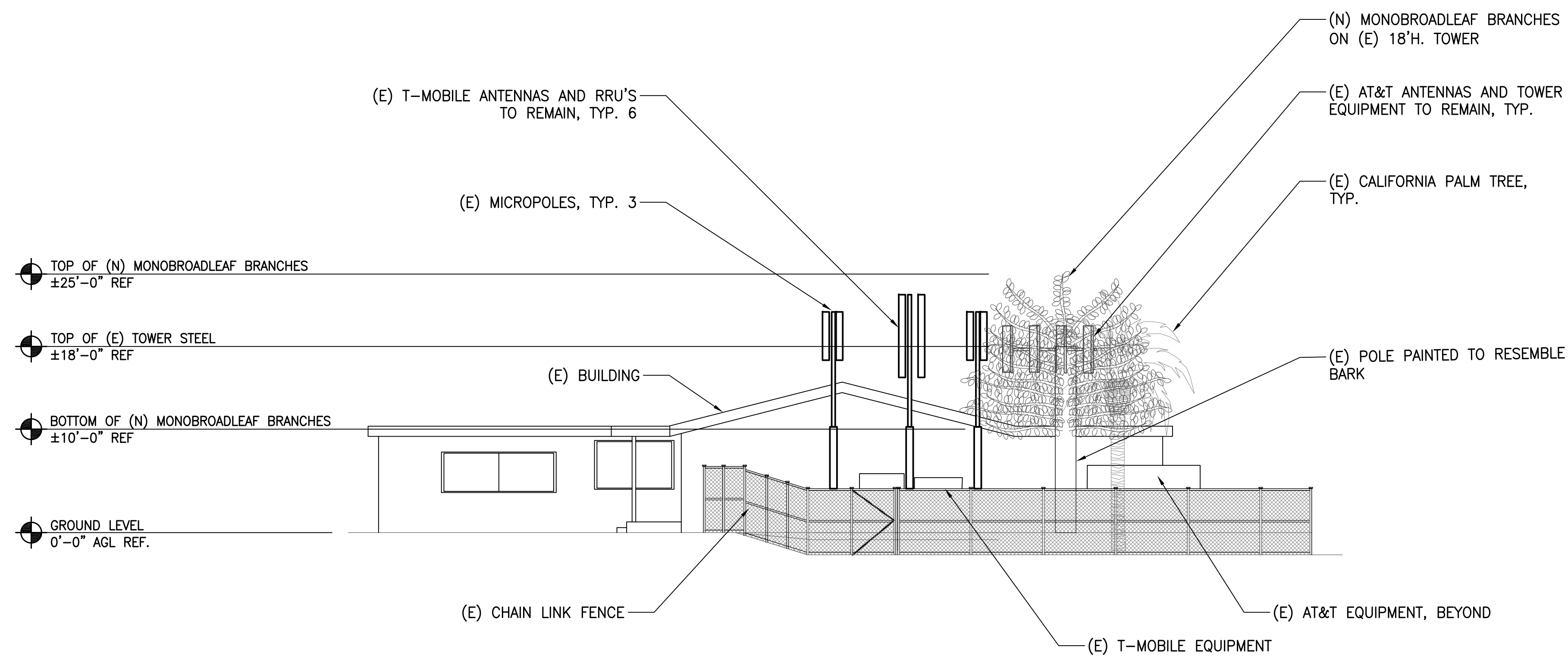
SHEET NUMBER:
A-4



EXISTING EAST ELEVATION

SCALE
1/8"=1'
0' 2' 6' 14'

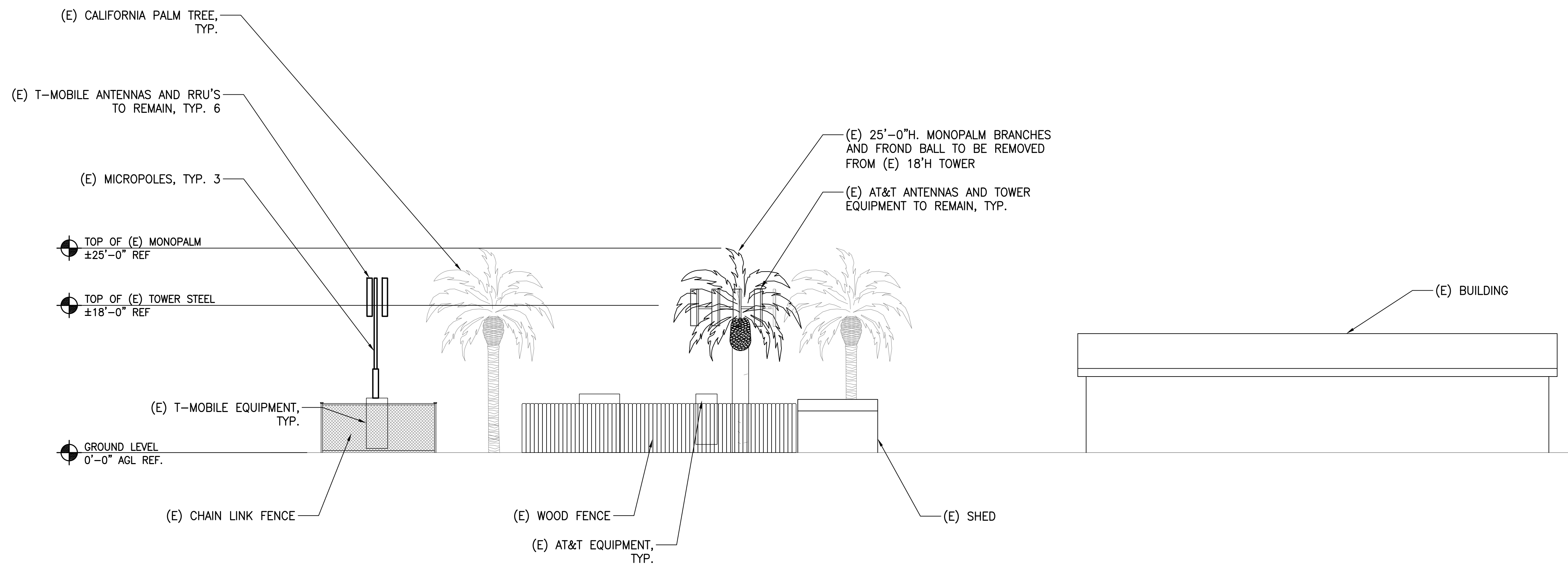
1



PROPOSED EAST ELEVATION

SCALE
1/8"=1'
0' 2' 6' 14'

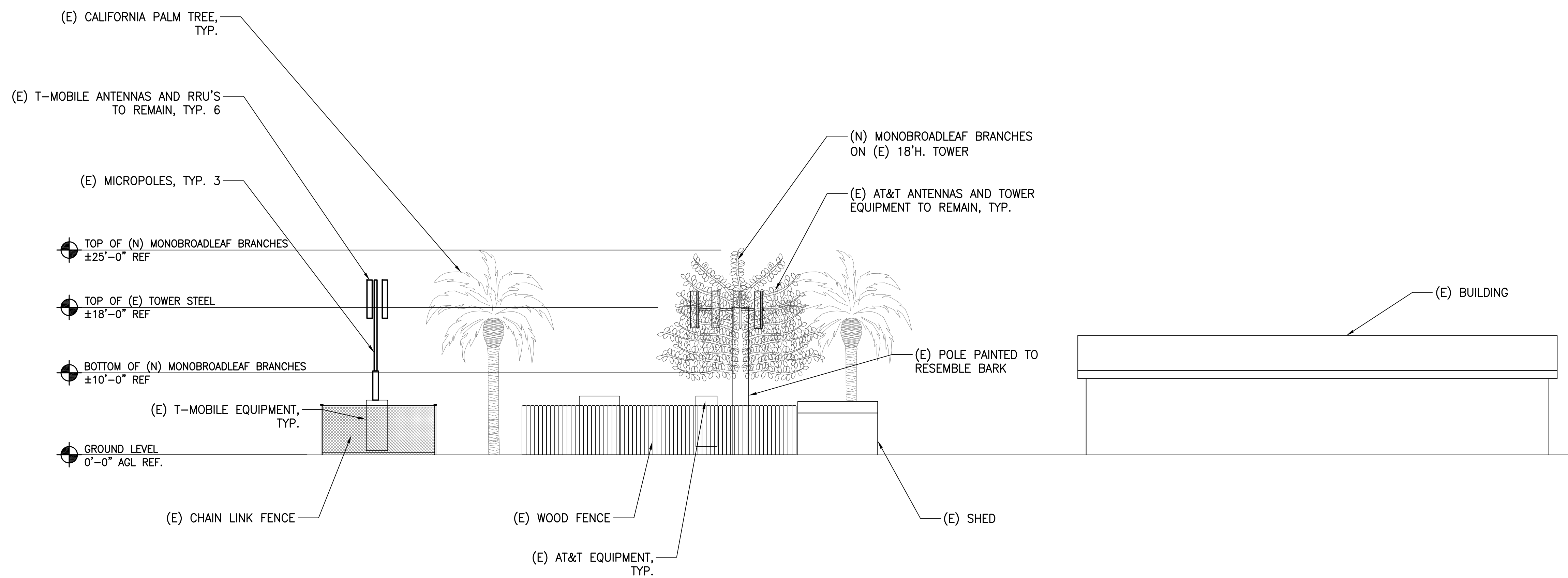
2



EXISTING NORTH ELEVATION

SCALE
1/8"=1'

1



PROPOSED NORTH ELEVATION

SCALE
1/8"=1'

2



CROWN
CASTLE

200 SPECTRUM CENTER DRIVE, SUITE 1700
IRVINE, California 92618



AT&T

5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

PLANS PREPARED BY:



RLS

RELIANT LAND SERVICES

1745 W ORANGEWOOD AVE. STE 103 ORANGE, CA 92868
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

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|-----|------------|---------------|-----|
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| 0 | 01/23/2020 | 100% ZD | DJL |
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| 2 | 10/26/2020 | CITY COMMENTS | DJL |
| 3 | 04/29/2021 | CITY COMMENTS | DJL |
| | | | |
| | | | |
| | | | |

CROWN CASTLE BU NUMBER

845111

SITE INFORMATION:

SD0022/
I-5 & HWY 52

4985 MONONGAHELA ST.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

SEAL:

SHEET TITLE:

NORTH ELEVATIONS

SHEET NUMBER:

A-5

(E) 25'-0"H. MONOPALM BRANCHES
AND FROND BALL TO BE REMOVED
FROM (E) 18'H TOWER, BEYOND

(E) AT&T ANTENNAS AND TOWER
EQUIPMENT TO REMAIN, BEYOND

(E) CALIFORNIA PALM TREE,
TYP.

(E) AT&T EQUIPMENT, BEYOND

(E) WOOD FENCE

(E) BUILDING

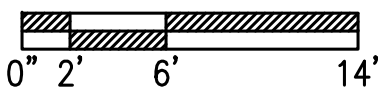
TOP OF (E) MONOPALM
±25'-0" REF

TOP OF (E) TOWER STEEL
±18'-0" REF

GROUND LEVEL
0'-0" AGL REF.

EXISTING WEST ELEVATION

SCALE
1/8"=1'



1

(N) MONOBROADLEAF BRANCHES
ON (E) 18'H. TOWER

(E) AT&T ANTENNAS AND TOWER
EQUIPMENT TO REMAIN, BEYOND

(E) POLE PAINTED TO
RESEMBLE BARK

(E) CALIFORNIA PALM TREE,
TYP.

(E) AT&T EQUIPMENT, BEYOND

(E) WOOD FENCE

(E) BUILDING

TOP OF (N) MONOBROADLEAF BRANCHES
±25'-0" REF

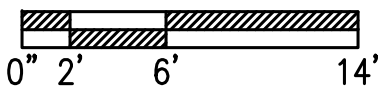
TOP OF (E) TOWER STEEL
±18'-0" REF

BOTTOM OF (N) MONOBROADLEAF BRANCHES
±10'-0" REF

GROUND LEVEL
0'-0" AGL REF.

PROPOSED WEST ELEVATION

SCALE
1/8"=1'



2



200 SPECTRUM CENTER DRIVE, SUITE 1700
IRVINE, California 92618



PLANS PREPARED BY:



1745 W ORANGEWOOD AVE. STE 103 ORANGE, CA 92868
WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

| NO. | DATE: | DESCRIPTION: | BY: |
|-----|------------|---------------|-----|
| A | 11/19/19 | 90% ZD | DJL |
| 0 | 01/23/2020 | 100% ZD | DJL |
| 1 | 07/15/2020 | CITY COMMENTS | DJL |
| 2 | 10/26/2020 | CITY COMMENTS | DJL |
| 3 | 04/29/2021 | CITY COMMENTS | DJL |
| | | | |
| | | | |
| | | | |

CROWN CASTLE BU NUMBER

845111

SITE INFORMATION:

**SD0022/
I-5 & HWY 52**

**4985 MONONGAHELA ST.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY**

SEAL:

SHEET TITLE:

WEST ELEVATIONS

SHEET NUMBER:

A-6

NOTE:
• NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
• THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
• THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

NOTE:
THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED AT THE SITE. (E) AS-BUILTS PROVIDED BY CROWN CASTLE AND WITHOUT A SURVEY. PLEASE VERIFY ALL DIMENSIONS, LENGTHS, PROPERTY LINES.

| EXISTING P L A N T I N G | | | |
|--------------------------|--|---|----------|
| KEY | BOTANICAL/ COMMON NAME | REMARKS | SIZE |
| E-1 | WASHINGTONIA FILIFERA CALIFORNIA FAN PALM | TO REMAIN, PROTECT IN PLACE | PER PLAN |
| E-2 | SCHINUS TEREBINTHIFOLIUS BRAZILIAN PEPPER | TO REMAIN, PROTECT IN PLACE | |
| E-3 | RHUS INTEGRIFOLIA LEMONADEBERRY | TO REMAIN, PROTECT IN PLACE | |
| E-4 | CITRUS SPECIES CITRUS TREE, UNKNOWN TYPE | TO REMAIN, PROTECT IN PLACE | |
| E-5 | CRASSULA OVATA JADE PLANT | SUB SHRUB WITH IVY, TO REMAIN, PROTECT IN PLACE | |
| E-6 | QUERCUS AGRIIFOLIA COAST LIVE OAK | TO REMAIN, PROTECT IN PLACE | |
| E-7 | HETEROMELES ARBUTIFOLIA TOYON | TO REMAIN, PROTECT IN PLACE | |

SITE VISIT
A SITE WALK WAS PERFORMED ON WEDNESDAY 11-11-2020, AND THE FOLLOWING NOTES OUTLINE MY OBSERVATIONS AND RECOMMENDATIONS.

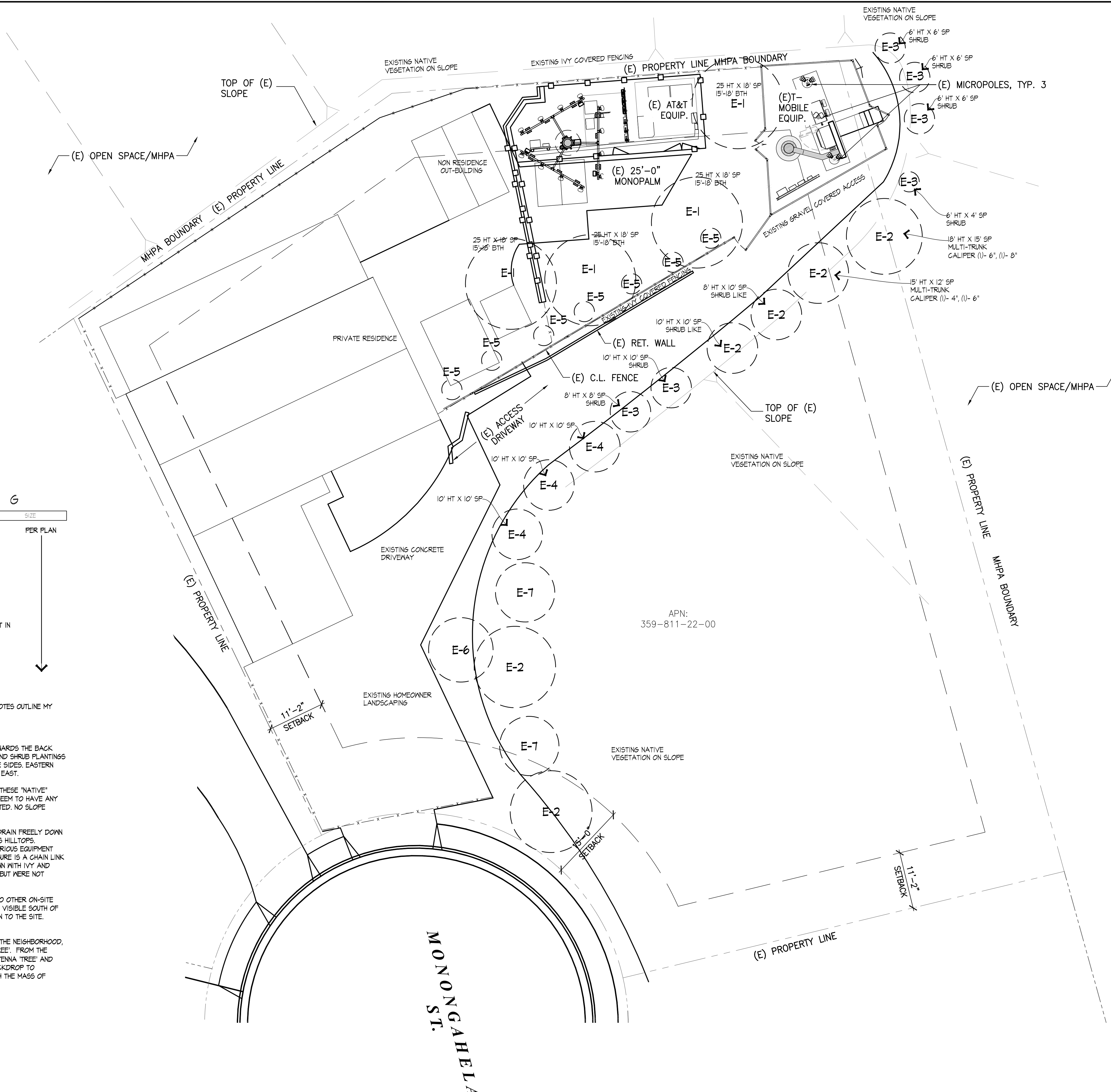
OBSERVATIONS:
THE SITE IS ACCESSIBLE VIA A PRIVATE RESIDENTIAL CONCRETE DRIVE WAY, TOWARDS THE BACK PORTION OF A PRIVATE LOT THE DRIVENWAY BECOMES GRAVEL ACCESS. TREES AND SHRUB PLANTINGS ARE VERY MATURE AND ARE SCREENING VIEWS INTO THE FENCED AREA, ON THREE SIDES, EASTERN MOST EXPOSURE IS MOSTLY OPEN AND HAS VIEWS TO HIGHWAY 52 BELOW TO THE EAST.

THE AREA SLOPES AWAY FROM THE ENCLOSURE, ON THREE SIDES AT MINIMUM 2:1. THESE 'NATIVE' SLOPES ARE FULL OF NATURALIZED 'NATIVE' PLANTINGS. SLOPE AREAS DO NOT SEEM TO HAVE ANY FUEL MODIFICATION PERFORMED ON THEM, AND DOES NOT APPEAR TO BE IRRIGATED. NO SLOPE EROSION WAS NOTED.

THERE IS NO EVIDENCE OF AN ON-SITE DRAINAGE SYSTEM, BUT THE SITE SHOULD DRAIN FREELY DOWN THE SLOPES. THE SOIL IS ROCKY WITH GOOD DRAINAGE -TYPICAL FOR THE AREAS HILLTOPS. THE ENCLOSURE HAS EXISTING FAUX PALM TREE ANTENNAE COLLOCATED, WITH VARIOUS EQUIPMENT CLOSURES AND OTHER STANDARD TELE-COMMUNICATIONS EQUIPMENT. THE ENCLOSURE IS A CHAIN LINK FENCE WITH SEVERAL LOCKED GATES. CHAIN LINK FENCING IS MOSTLY OVERGROWN WITH IVY AND JADE PLANTS. THERE ARE LIVE PALM TREE PLANTINGS WITHIN THE FENCED AREA, BUT WERE NOT ACCESSIBLE.

NO IRRIGATION CONTROLLER IS VISIBLE (BUT COULD BE INSIDE THE ENCLOSURE). NO OTHER ON-SITE IRRIGATION COMPONENTS WERE VISIBLE. 'HOMEOWNER ATMOSPHERIC RGV'S' WERE VISIBLE SOUTH OF THE GRAVEL ACCESS ROAD, BUT IT IS DOUBTFUL THAT THESE PROVIDE IRRIGATION TO THE SITE.

ANALYSIS:
THE EXISTING BRAZILIAN PEPPERS SHOULD EVENTUALLY REACH 30 FT AND FROM THE NEIGHBORHOOD, PROVIDE A NEAR COMPLETE SCREEN FOR THE PROPOSED 26FT HIGH ANTENNA 'TREE'. FROM THE CA-52 (MT. SOLEDAD Fwy), THE EXISTING FAN PALM ALREADY OBSCURES THE ANTENNA 'TREE' AND COMBINED WITH THE MASS OF PEPPERS, WHICH WILL PROVIDE A TALL ENOUGH BACKDROP TO ELIMINATE ANY TELLTALE 'SKYLINES', WILL ALLOW THE ANTENNA TO BLEND IN WITH THE MASS OF TREES.



EXISTING LANDSCAPE PLAN

200 SPECTRUM CENTER DRIVE, SUITE 1700
IRVINE, California 92618

5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

PLANS PREPARED BY:

RELIANT LAND SERVICES
1745 W ORANGEWOOD AVE. STE 103 ORANGE, CA 92868
WWW.RLSUSA.COM PH: (714) 685-0123 FAX (714) 453-9692

| NO. | DATE: | DESCRIPTION: | BY: |
|-----|------------|---------------|-----|
| A | 11/19/19 | 90% ZD | DJL |
| 0 | 01/23/2020 | 100% ZD | DJL |
| 1 | 07/15/2020 | CITY COMMENTS | DJL |
| 2 | 10/26/2020 | CITY COMMENTS | DJL |
| | | | |
| | | | |
| | | | |
| | | | |

CROWN CASTLE BU NUMBER

845111

SITE INFORMATION:
**SD0022/
I-5 & HWY 52**
4985 MONONGAHELA ST.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

SEAL:

D M L A
Landscape Architecture
34032 Alcazar Dr., Dana Point, Ca 92629
david@dmlaonline.com p/(949)388-3369

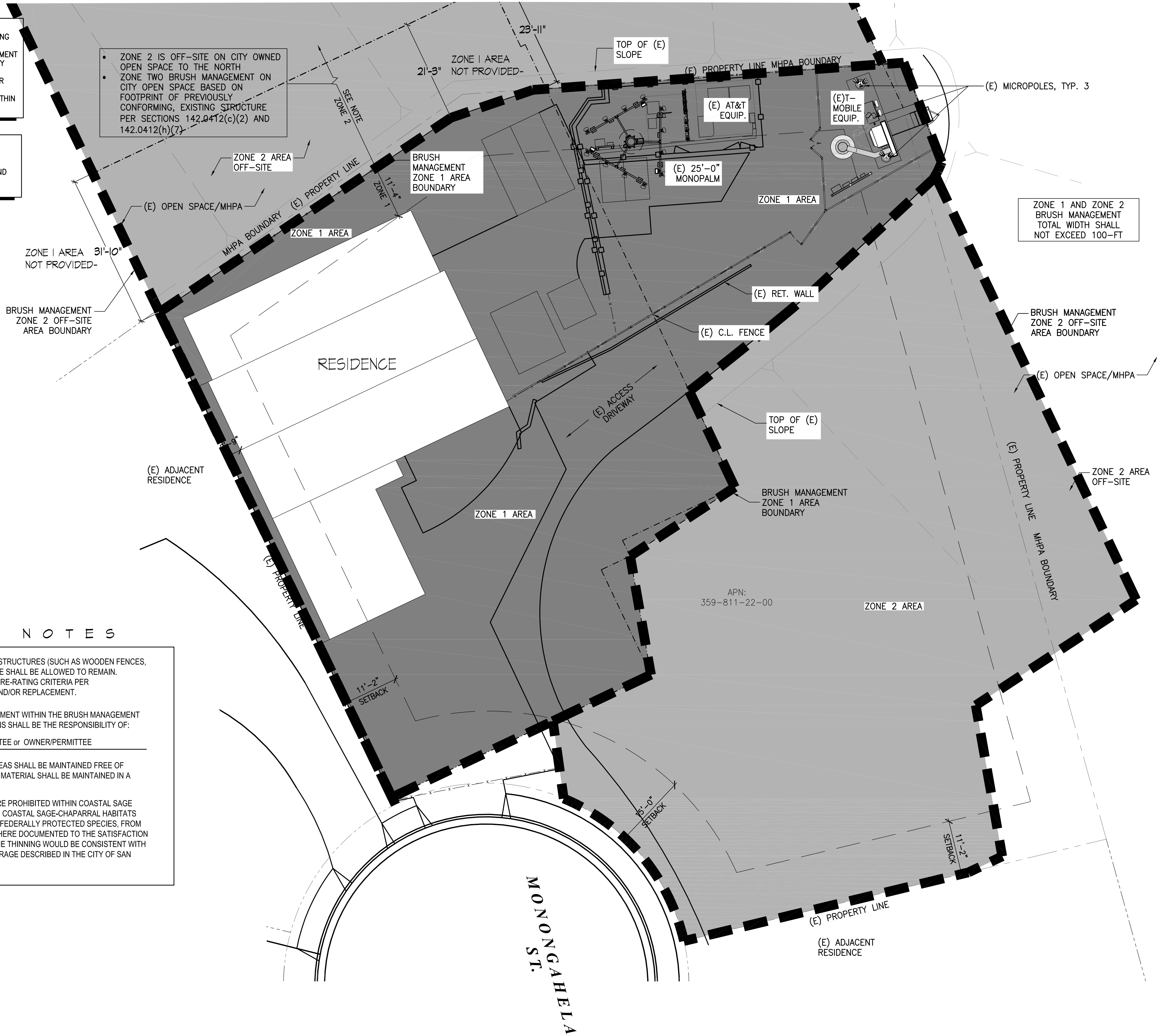
SHEET TITLE:
**EXISTING LANDSCAPE
PLAN**

SHEET NUMBER:
L-1

NOTE:
• NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
• THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
• THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

NOTE:
THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED AT THE SITE. (E) AS-BUILTS PROVIDED BY CROWN CASTLE AND WITHOUT A SURVEY. PLEASE VERIFY ALL DIMENSIONS, LENGTHS, PROPERTY LINES.

• ZONE 2 IS OFF-SITE ON CITY OWNED OPEN SPACE TO THE NORTH
• ZONE TWO BRUSH MANAGEMENT ON CITY OPEN SPACE BASED ON FOOTPRINT OF PREVIOUSLY CONFORMING, EXISTING STRUCTURE PER SECTIONS 142.0412(c)(2) AND 142.0412(h)(7)



CITY NOTES

PREVIOUSLY CONFORMING, LEGAL STRUCTURES (SUCH AS WOODEN FENCES, GAZEBOS, DECKS) WITHIN ZONE ONE SHALL BE ALLOWED TO REMAIN. HOWEVER, THEY MUST MEET THE FIRE-RATING CRITERIA PER SDMC142.0412(g)(2) UPON REPAIR AND/OR REPLACEMENT.

ALL LANDSCAPING/ BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF:

PERMITTEE or OWNER/PERMITTEE

THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.

BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SAGE SCRUB AND COASTAL SAGE-CHAPARRAL HABITATS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUB AREA PLAN.

BRUSH MANAGEMENT PLAN

SCALE
10' = 1"
0' 5' 10' 20'

1



200 SPECTRUM CENTER DRIVE, SUITE 1700
IRVINE, California 92618



5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

PLANS PREPARED BY:



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WWW.RLSUSA.COM PH. (714) 685-0123 FAX (714) 453-9692

| NO. | DATE: | DESCRIPTION: | BY: |
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| A | 11/19/19 | 90% ZD | DJL |
| 0 | 01/23/2020 | 100% ZD | DJL |
| 1 | 07/15/2020 | CITY COMMENTS | DJL |
| 2 | 10/26/2020 | CITY COMMENTS | DJL |
| | | | |
| | | | |
| | | | |
| | | | |

CROWN CASTLE BU NUMBER

845111

SITE INFORMATION:

SD0022/
I-5 & HWY 52

4985 MONONGAHELA ST.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

SEAL:



D M L A
Landscape Architecture
34032 Alcazar Dr., Dana Point, Ca 92629
david@dmlaonline.com p/(949)388-3369

SHEET TITLE:

BRUSH MANAGEMENT
PLAN

SHEET NUMBER:

L-2

(D) Where Zone Two is being revegetated as a requirement of Section 142.041(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.

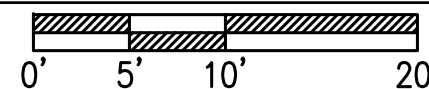
(6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.

(7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-041f cannot be provided on *premises* with existing *structures*, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

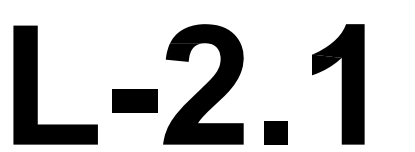
- ~~An applicant may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:~~
- ~~(1) The proposed alternative compliance provides sufficient defensible space between all structures on the premises and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed development.~~
 - ~~(2) The proposed alternative compliance minimizes impacts to undesirable native or natural vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around structures and provide an effective fire break.~~
 - ~~(3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.~~
- ~~(i) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a development permit, or noted in the permit file if approved as part of a construction permit.~~

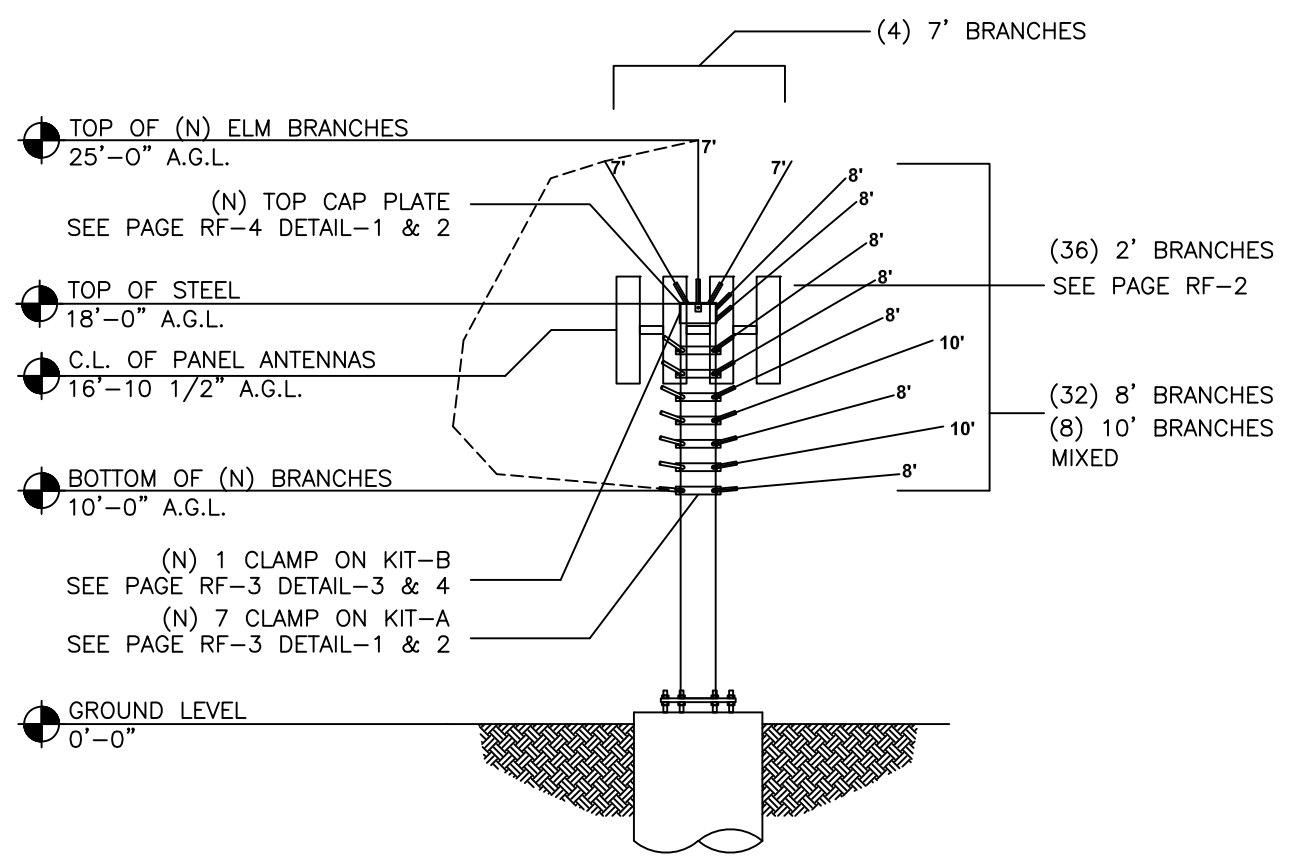
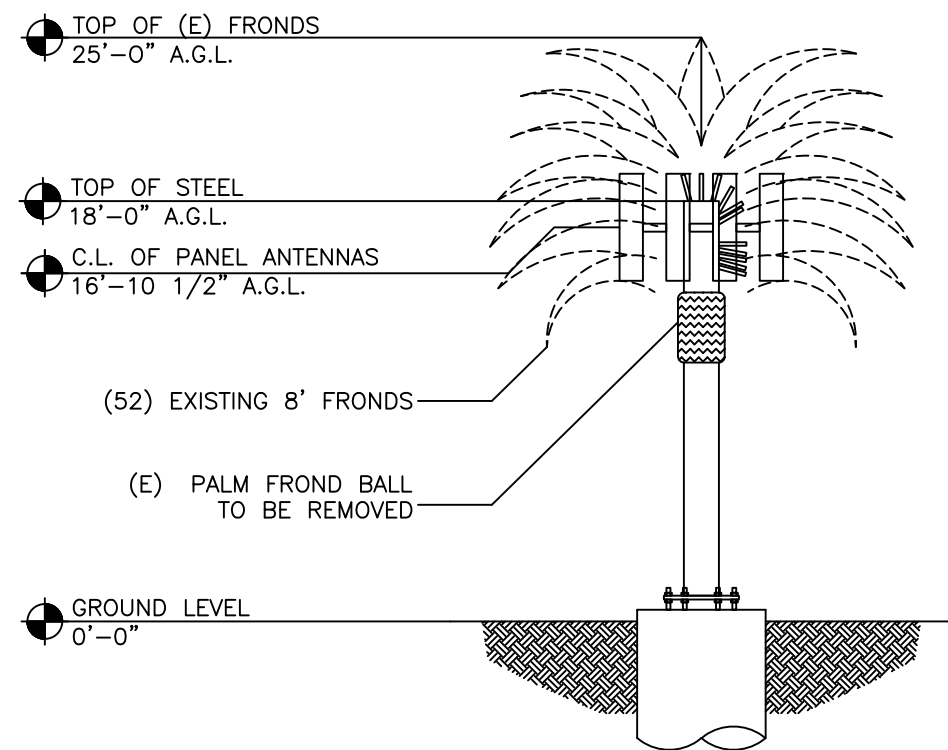
3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

| |
|----------|
| SCALE |
| 10' = 1" |



1





(E) ELEVATION VIEW

(N) ELEVATION VIEW

SCALE:
NONE

1

SCALE:
NONE

2

CONSULTANT

SCI

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CLIENT

PROJECT

25'-0" RFTRANSPARENT ELM

LOCATION

**I-5 & HWY 52
#845111**

4985 MONOGAHELA STREET
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

ISSUED FOR

PRODUCTION

DW'N BY

CK'D BY

DATE

LE

LE

07NOV19

REVISIONS

| REV. | CHANGES | DATE | BY |
|------|-----------------------|---------|----|
| A | ANTENNA SLEEVE DETAIL | 30DEC20 | LE |
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ENGINEER SEAL

SHEET TITLE

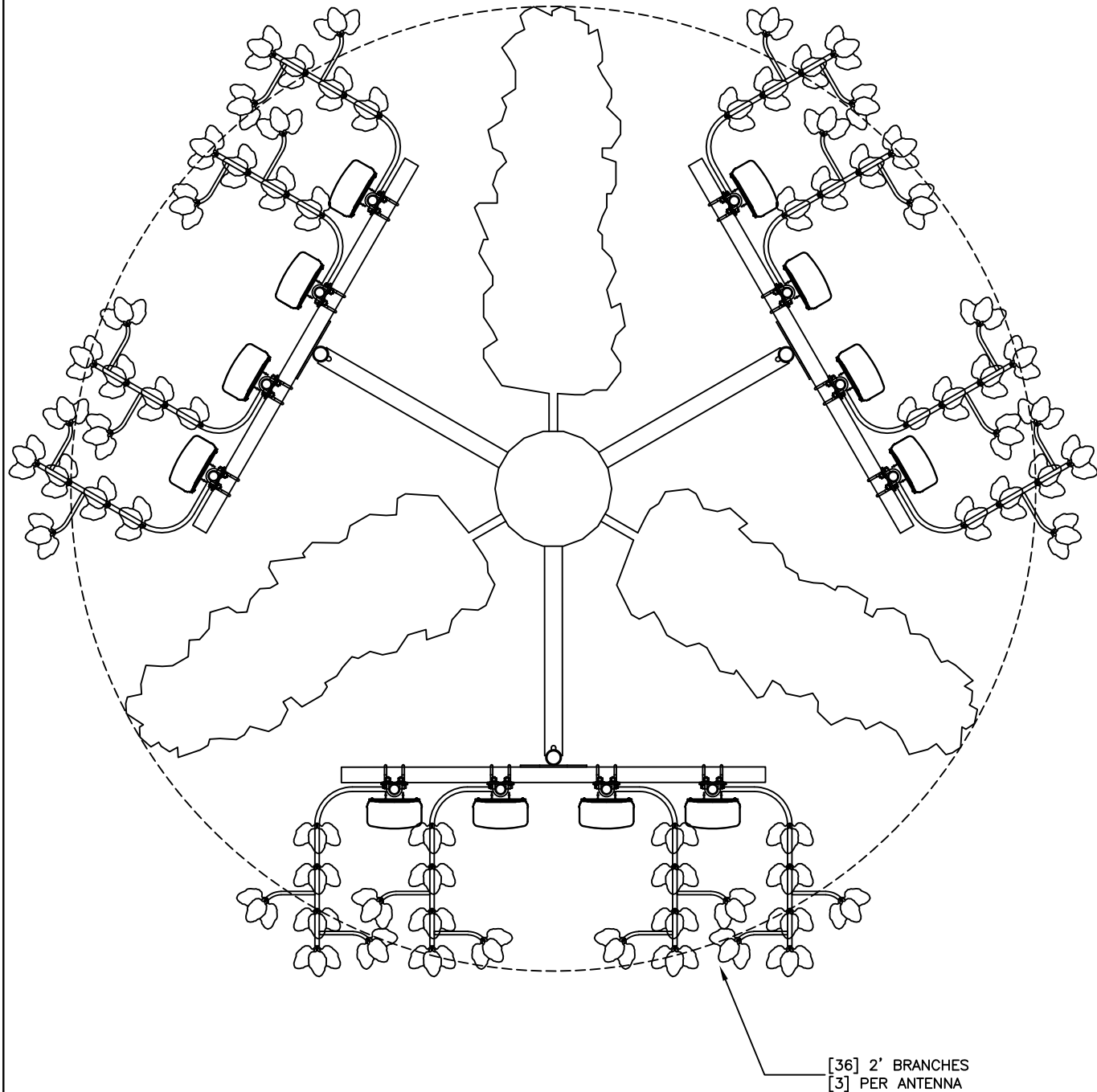
ELEVATION
VIEW

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER

RF-1



NEW ANTENNA PLAN VIEW AT 16'-10 1/2" AGL

SCALE:
NONE

1

ENLARGE 2' ANTENNA BRANCH MOUNTING DETAIL VIEW

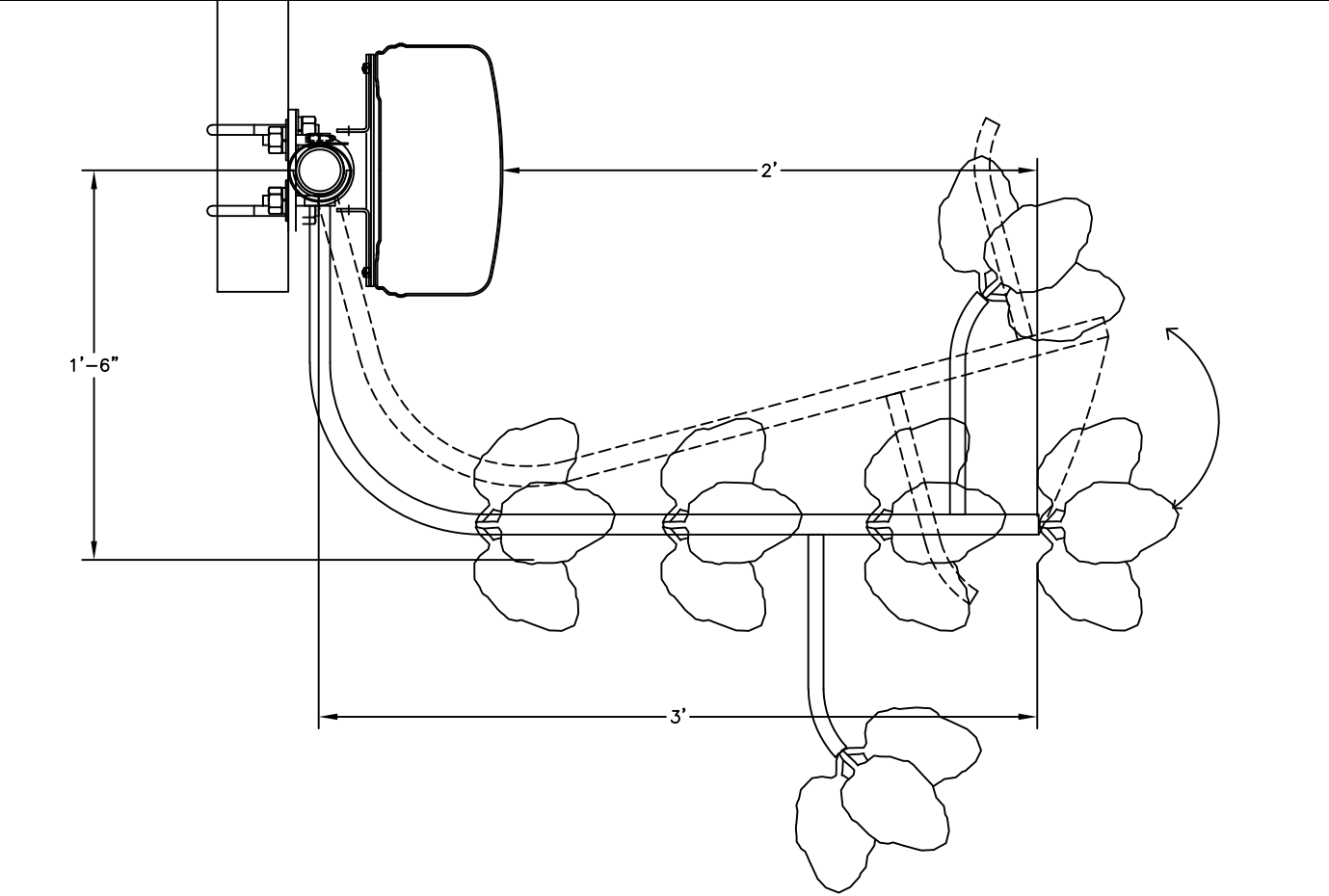
SCALE:
NONE

3

ENLARGE ANTENNA PLAN VIEW AT 49'-0" AGL

SCALE:
NONE

2



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25'-0" RFTRANSPARENT ELM

LOCATION

**I-5 & HWY 52
#845111**

4985 MONOGAHELA STREET
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

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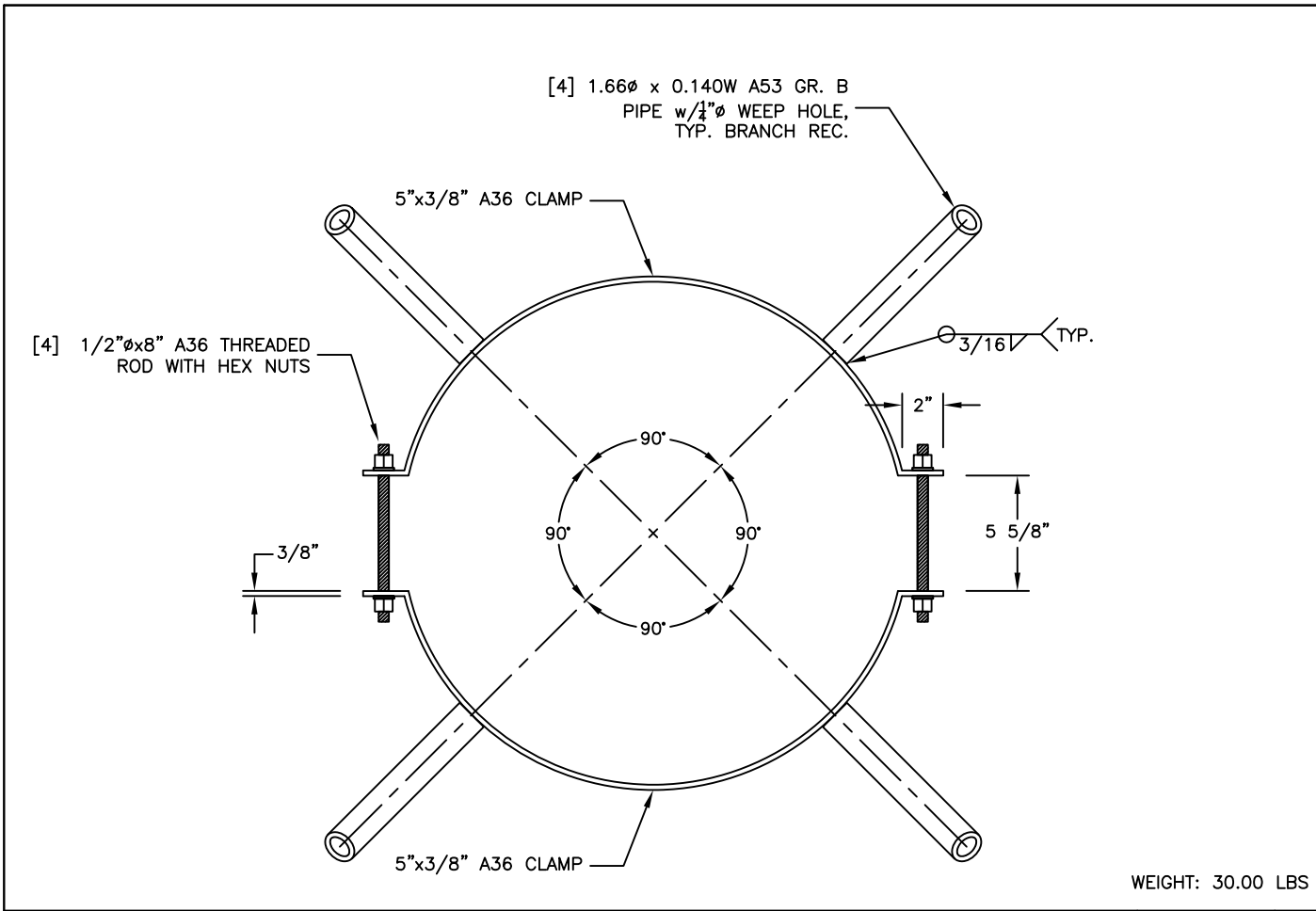
PLAN & DETAIL
VIEW

WSC PROJECT NUMBER

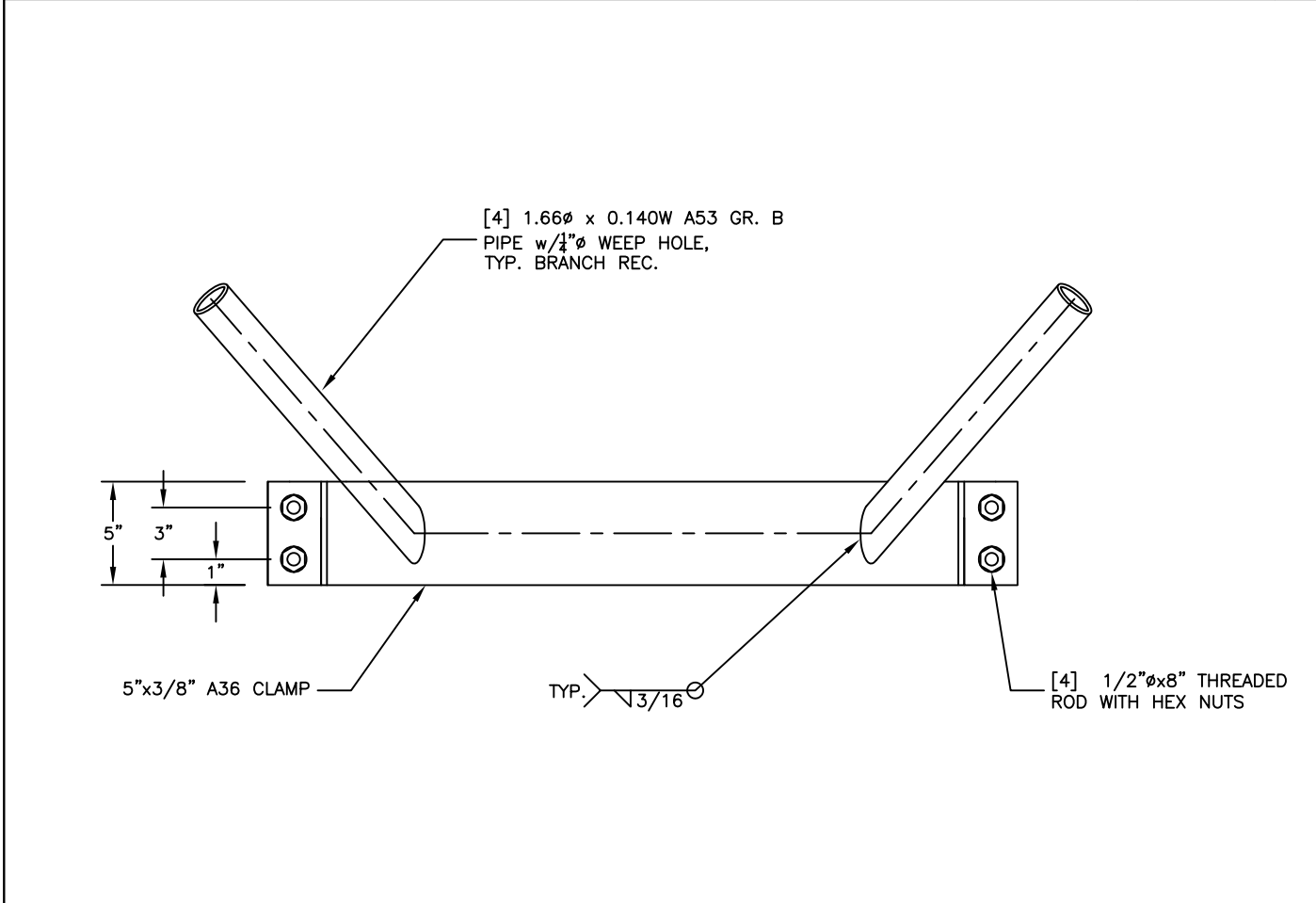
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PAGE NUMBER

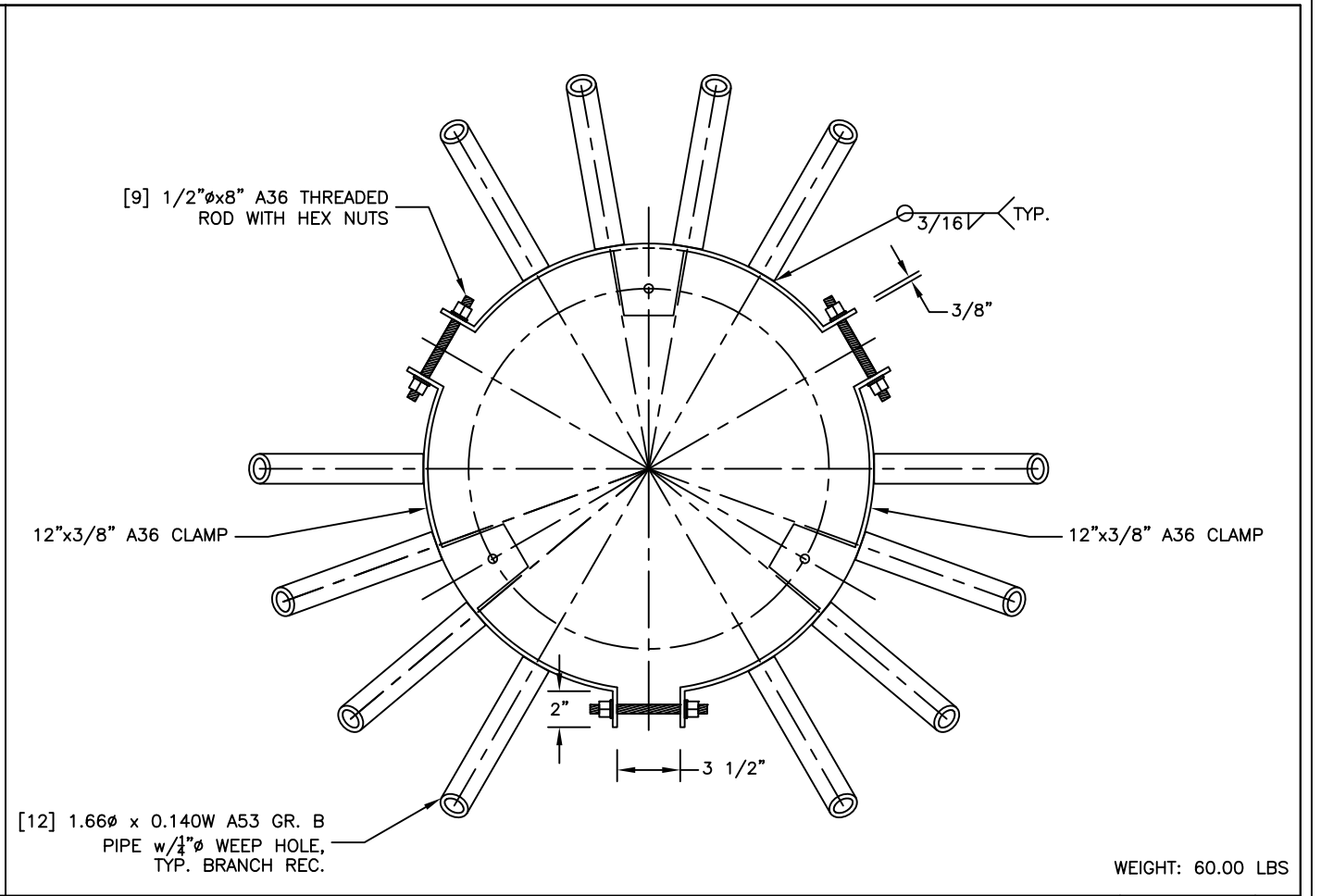
RF-2



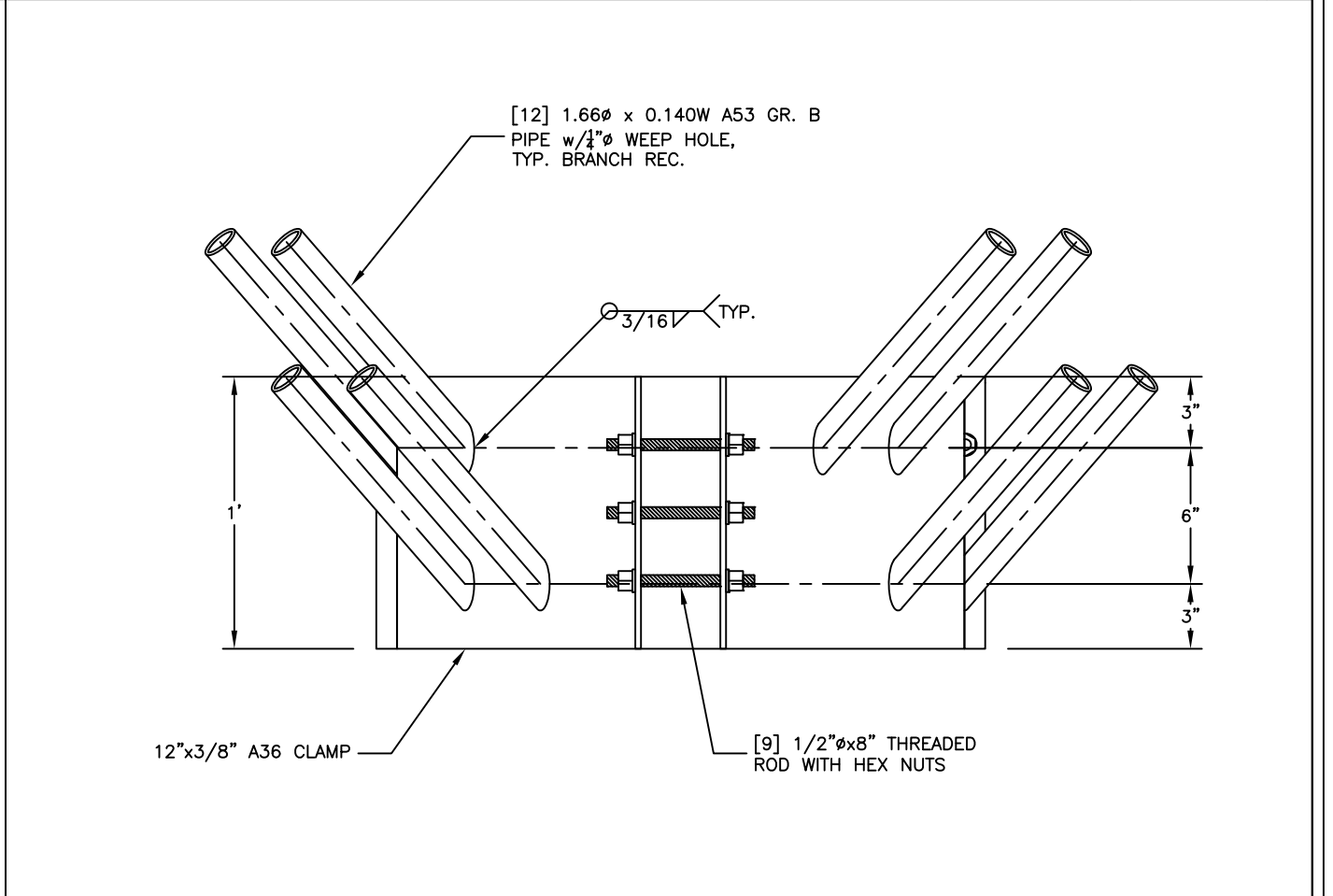
NEW CLAMP ON KIT-A PLAN VIEW (7 REQUIRED)



NEW CLAMP ON KIT-A ELEVATION VIEW



NEW CLAMP ON KIT-B PLAN VIEW (1 REQUIRED)



NEW CLAMP ON KIT-B ELEVATION VIEW

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PROJECT
25'-0" RFTRANSPARENT ELM

LOCATION
**I-5 & HWY 52
#845111**
4985 MONOGAHELA STREET
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

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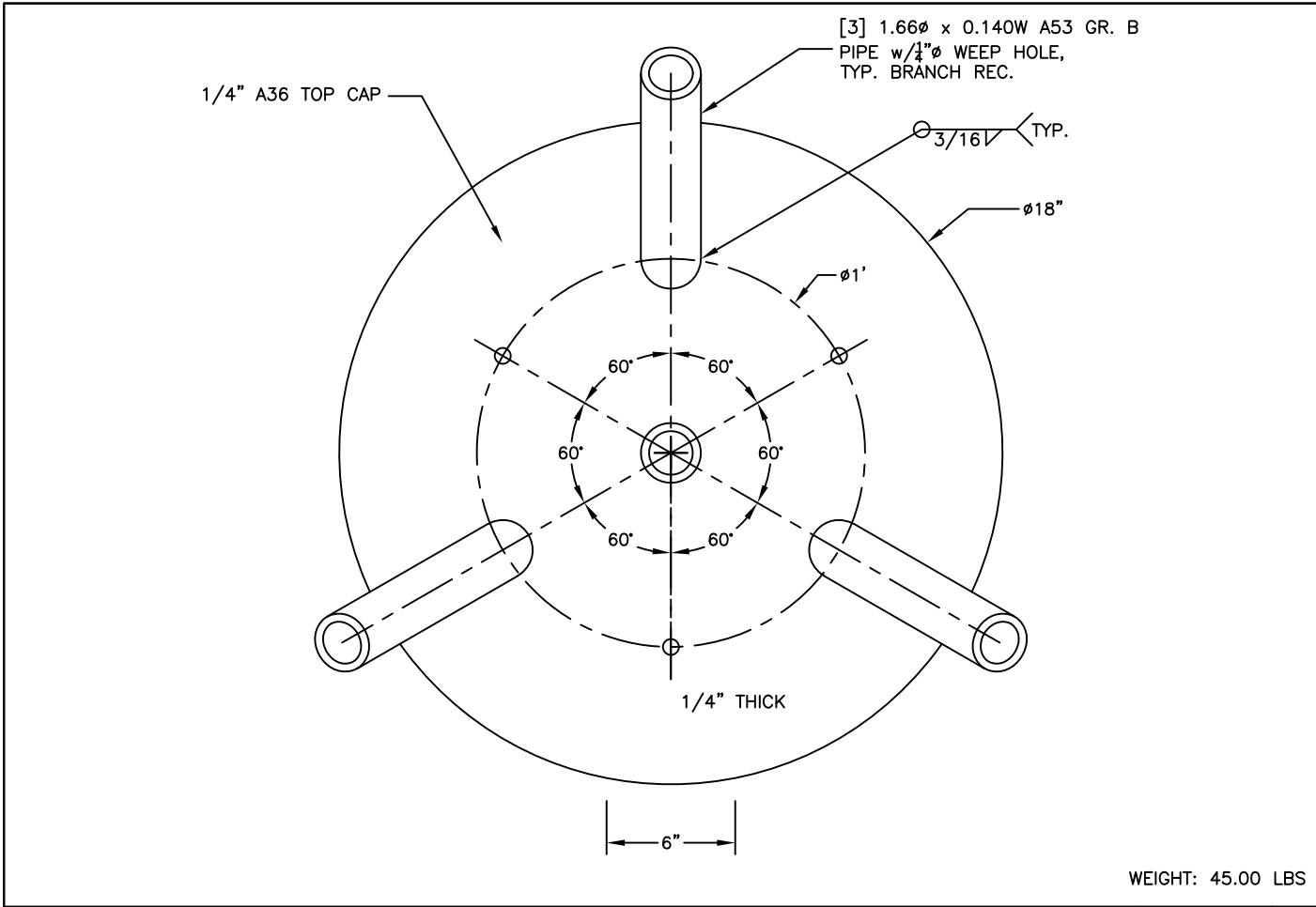
ENGINEER SEAL

SHEET TITLE
DETAIL VIEW

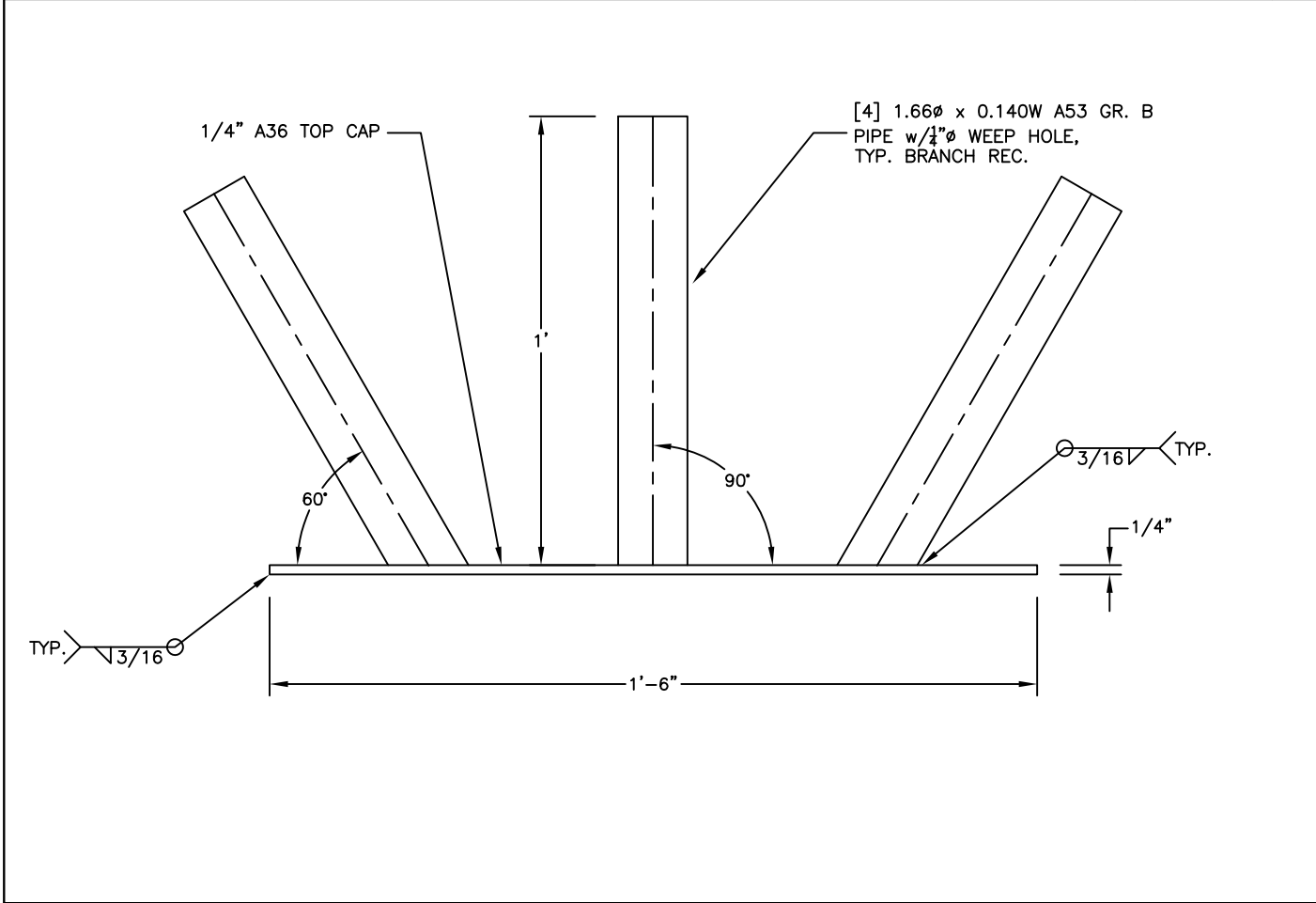
WSC PROJECT NUMBER

DRAWING NUMBER


PAGE NUMBER
RF-3



NEW TOP CAP PLAN VIEW (1 REQUIRED)



NEW TOP CAP ELEVATION VIEW



JOB NO.: U1085-537-191

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PROJECT: I-5 & HWY 52 EPA

Monoelm Branch Layout

| | |
|--------------------------|-------|
| Eff. Area Factor: | 0.97 |
| C _A Factor: | 0.6 |
| Bott. Branch Elev. (ft): | 10 ft |
| Top of Steel Elev. (ft): | 18 ft |

Branch Layout Along Pole:

| Branch Length (ft) | Qty | Elevation | | Branch Wt. (lbs) | Total Wt. (lbs) | Wind Area | | |
|--------------------|-----|------------|-----------|---------------------|-----------------|--------------------------|-------------------------|--|
| | | Start (ft) | Stop (ft) | | | Gross (ft ²) | Eff. (ft ²) | C _A A _E (ft ²) |
| 8 | 7 | 16.6 | 18.0 | 38.4 | 268.66 | 24.5 | 23.8 | 14.3 |
| 8 | 7 | 15.2 | 16.6 | 38.4 | 268.66 | 24.5 | 23.8 | 14.3 |
| 8 | 6 | 14.0 | 15.2 | 38.4 | 230.28 | 21.0 | 20.4 | 12.3 |
| 8 | 6 | 12.8 | 14.0 | 38.4 | 230.28 | 21.0 | 20.5 | 12.3 |
| 8 | 6 | 11.6 | 12.8 | 38.4 | 230.28 | 21.0 | 20.5 | 12.3 |
| 10 | 8 | 10.0 | 11.6 | 50.5 | 404 | 34.5 | 33.5 | 20.1 |
| | | | | Total (lbs): | 1632.16 | | | |

Antenna Branches:


| Branch Length (ft) | Qty | Elev. (ft) | Weight | C _A A _E (ft ²) |
|--------------------|-----|------------|--------|--|
| 2 | 36 | 16.875 | 342 | 18.3 |
| | | | | |
| | | | | |

Top Crown:

| Branch Length (ft) | Qty | Weight | Total Wt. | Total C _A A _E |
|--------------------|-----|--------|-----------|-------------------------------------|
| 7 | 4 | 153.52 | 153.52 | 44.90 |
| | | | | |

EPA VALUES

CONSULTANT



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PROJECT

25'-0" RFTRANSPARENT ELM

LOCATION

I-5 & HWY 52 #845111
4985 MONOGAHELA STREET
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

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ENGINEER SEAL

SHEET TITLE

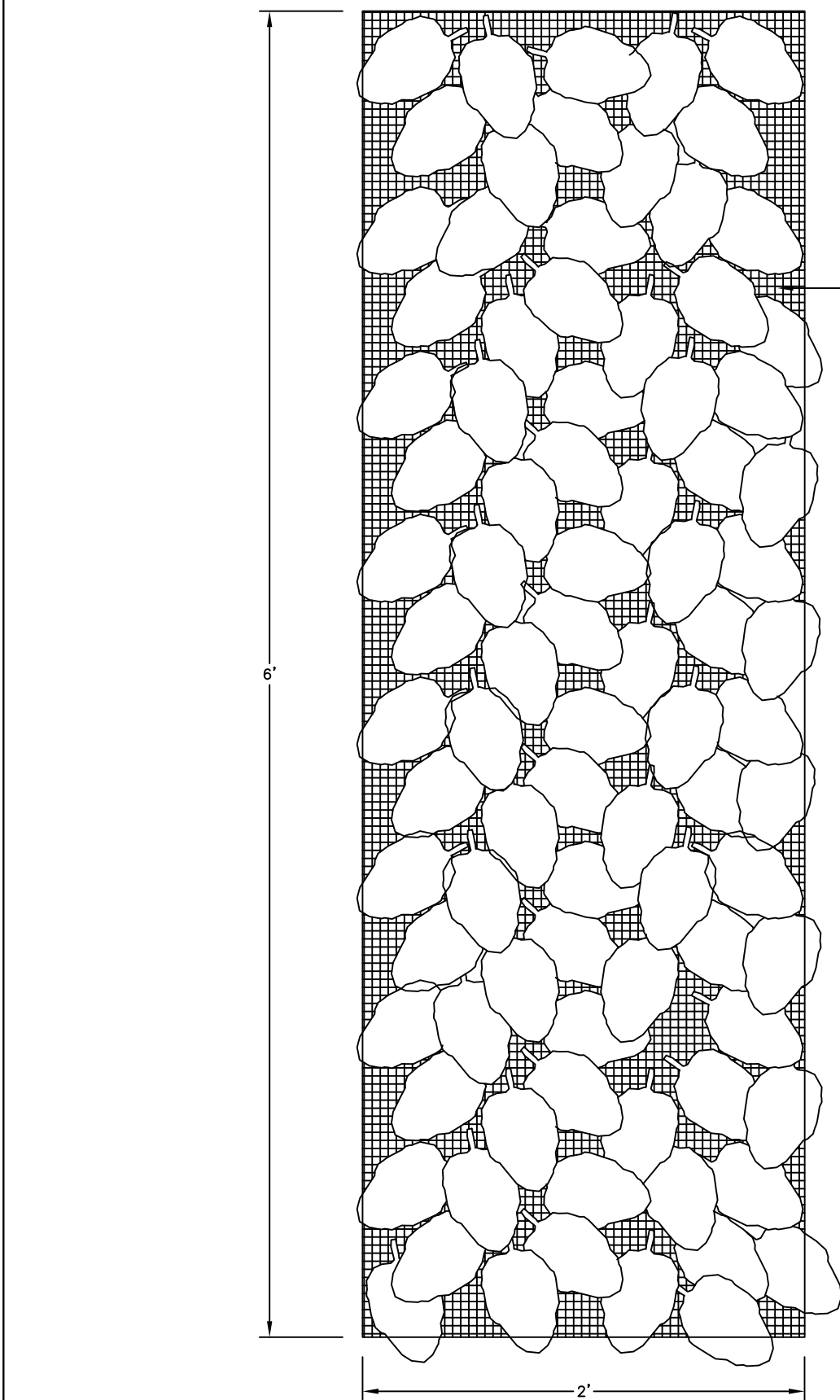
DETAIL VIEW & EPA VALUES

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER

RF-4



TAN SUN SCREEN

[119] PIECES OF FOLIAGE



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SAN DIEGO COUNTY

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| A | ANTENNA SLEEVE DETAIL | 30DEC20 | LE |
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ENGINEER SEAL

SHEET TITLE

DETAIL VIEW &
PHOTO

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER

RF-5



PLAN VIEW

SCALE:
NONE

1

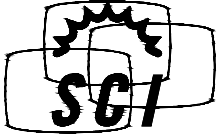
ELEVATION VIEW



SCALE:
NONE

2

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41745 ANZA ROAD

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LOCATION

**I-5 & HWY 52
#845111**

4985 MONOGAHELA STREET
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

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LE

DATE

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ENGINEER SEAL

SHEET TITLE

PLAN &
ELEVATION VIEW

WSC PROJECT NUMBER

DRAWING NUMBER

1-2

PAGE NUMBER

RF-1



ISOMETRIC VIEW

SCALE:
NONE

1

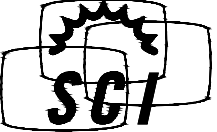


PERSPECTIVE VIEW

SCALE:
NONE

2

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4985 MONOGAHELA STREET
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

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DATE

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ENGINEER SEAL

SHEET TITLE

ISOMETRIC &
PERSPECTIVE VIEW

WSC PROJECT NUMBER

DRAWING NUMBER

2-2

PAGE NUMBER

RF-2

| | | |
|---|---|---|
|  | City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000 | FORM DS-318 October 2017 |
|---|---|---|

Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title: _____ **Project No. For City Use Only:** _____

Project Address: _____

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☐ Limited Liability -or- ☐ General – What State? _____ Corporate Identification No. _____
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

RECORDING REQUESTED BY:
PATRICK J. CRAHAN

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

WARD, THORN & JESSOP
1532 Sixth Avenue
San Diego CA 92101

DOC # 1994-0234961
08-APR-1994 12:01 PM

2087

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER

RF: 3.00 FEES: 5.00
XF: 1.00
MF: 1.00

SPACE ABOVE THIS LINE FOR USE OF RECORDER ONLY

Documentary transfer tax \$ **NONE**

☐ Computed on full value of property conveyed, or
☐ Computed on full value less liens and encumbrances remaining thereon at time of sale.

[Signature] **WARD, THORN & JESSOP**
Signature of declarant or agent determining tax -- firm name

QUITCLAIM DEED

WILLIAM G. JEFFERY and IDA A. JEFFERY

the undersigned grantors, for NO consideration, do hereby remise, release and forever quitclaim to:

**WILLIAM G. JEFFERY and IDA A. JEFFERY, Trustees of the
WILLIAM G. & IDA A. JEFFERY FAMILY TRUST dated April 6, 1994.**

the following described real property in the City of San Diego, County of San Diego, State of California:
Lot 131 of Glen Oaks Heights No. 2 Annex, according to Map thereof No. 3641, filed in the office of
the County Recorder of San Diego County May 15, 1957.

also known as: 4985 Monongahela Street, San Diego, California 92117

Assessor's parcel No: 353-081-10

This conveyance is to a revocable trust created by the grantors and does not constitute a change of ownership
and is not subject to reassessment pursuant to Revenue and Taxation Code section 62.

Dated: April 6, 1994

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On April 6, 1994, before me, a Notary Public in and for said State, personally appeared WILLIAM G. JEFFERY and IDA A. JEFFERY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity on behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature

MAIL TAX
STATEMENTS TO:

William G. & Ida A. Jeffery, Trustees - 4985 Monongahela St - San Diego, CA 92117



(It's worth the robbery just to stamp)

| | |
|--|--|
| RECORDING REQUESTED BY: PATRICK J. CRAHAN | DOC # 1995-0334965 03-AUG-1995 10:49 AM |
| WHEN RECORDED, MAIL THIS AFFIDAVIT TO: | OFFICIAL RECORDS SAN DIEGO COUNTY RECORDER'S OFFICE GREGORY SMITH, COUNTY RECORDER |
| WARD, THORN & JESSOP 1532 Sixth Avenue San Diego CA 92101 | 1464 |
| | RF: 6.00 FEES: 10.00 AF: 3.00 DC MF: 1.00 |
| SPACE ABOVE THIS LINE FOR USE OF RECORDER ONLY | |

AFFIDAVIT OF SUCCESSOR TRUSTEE

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

IDA A JEFFERY, of legal age, being first duly sworn, says:

On April 6, 1994, WILLIAM G. JEFFERY and IDA A. JEFFERY, as settlors, by a Declaration of Trust created the WILLIAM G. & IDA A. JEFFERY FAMILY TRUST;

On April 6, 1994, the said settlors executed a Quitclaim Deed, recorded as Doc # 1994-0234961 in the Official Records in the office of the San Diego County Recorder, conveying to WILLIAM G. JEFFERY and IDA A. JEFFERY, as Trustees of the said trust the hereinafter described real property;

On March 17, 1995, WILLIAM G. JEFFERY, one of the said Trustees, the same person as the decedent mentioned in the attached certified copy of Certificate of Death, died;

The said Declaration of Trust provides that IDA A. JEFFERY thereupon became the trustee of the said Trust, and having accepted the office of Trustee, IDA A. JEFFERY is now qualified and acting Trustee of the said trust;

The property hereinabove mentioned, situated in the City of San Diego, County of San Diego, State of California, is described as:

Lot 131 of Glen Oaks Heights No. 2 Annex, according to Map thereof No. 3641, filed in the office of the County Recorder of San Diego County May 15, 1957. APN 353-081-10. Also known as 4985 Monongahela Street, San Diego, California 92117.

Dated: July 18, 1995

SUBSCRIBED AND SWORN TO BEFORE ME THIS

18th DAY OF July, 1995

Christine Paris
Signature

Ida A. Jeffery
IDA A. JEFFERY



[This area for notary seal or stamp]

MAIL TAX

STATEMENTS TO: Ida A. Jeffery, Trustee - 4985 Monongahela Street - San Diego, CA 92117

COUNTY OF SAN DIEGO
DEPARTMENT OF THE RECORDER

1465

WILLIAM GLEN JEFFERY

EVENT: DEATH

AMOUNT: \$ 9.00

DATE: 03/30/95


THIS IS YOUR RECEIPT.

THIS COMPUTER GENERATED ABSTRACT OF DEATH IS AN OFFICIAL DOCUMENT 629882

| STATE OF CALIFORNIA | |
|-----------------------------------|-----------------------------|
| SAN DIEGO COUNTY RECORDER | |
| CERTIFIED ABSTRACT OF DEATH | |
| NAME: WILLIAM GLEN JEFFERY | |
| DATE OF DEATH: MARCH 17, 1995 | SEX: MALE |
| COUNTY OF DEATH: SAN DIEGO | SSN: 518-32-4184 |
| BIRTH DATE: SEPTEMBER 29, 1931 | CAUSE OF DEATH: NATURAL |
| DATE FILED: MARCH 20, 1995 | DATE ISSUED: MARCH 30, 1995 |
| LOCAL REGISTRATION NUMBER: 003628 | |


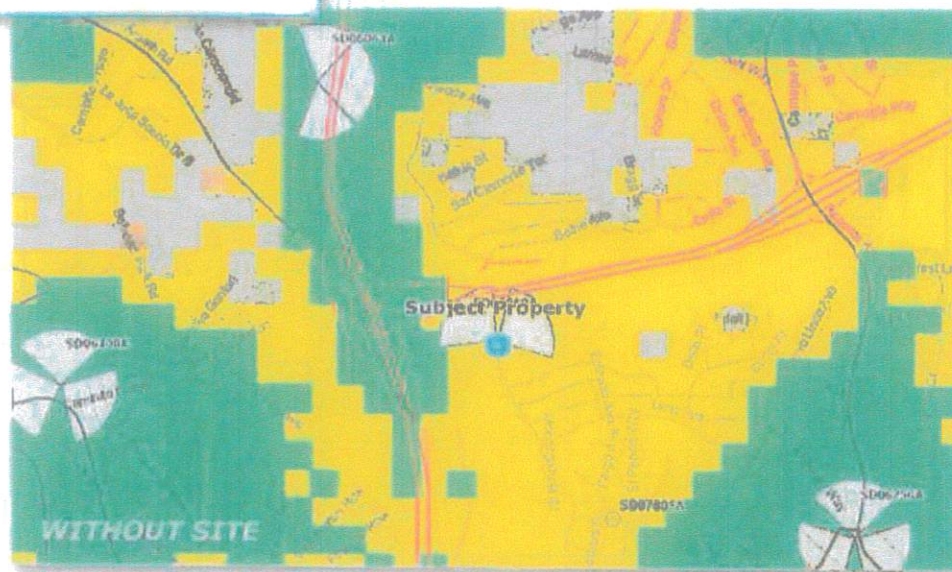
This is to certify that this document is a true abstract of the official record filed with the County Recorder.

Gregory J. Smith
GREGORY J. SMITH
RECORDER / COUNTY CLERK

 REV. (11-92)

629882

SD022
I-5 / Hwy 52
Intersection
 4985 Monogahela St.
 San Diego, CA 92117

Coverage Levels:

- Excellent
- Good/Variable
- Poor/No Coverage



SD022
I-5 / Hwy 52
Intersection
 4985 Monogahela St.
 San Diego, CA 92117

Legend

 Search Ring

 Selected Site



Existing sites within 1 mile radius:

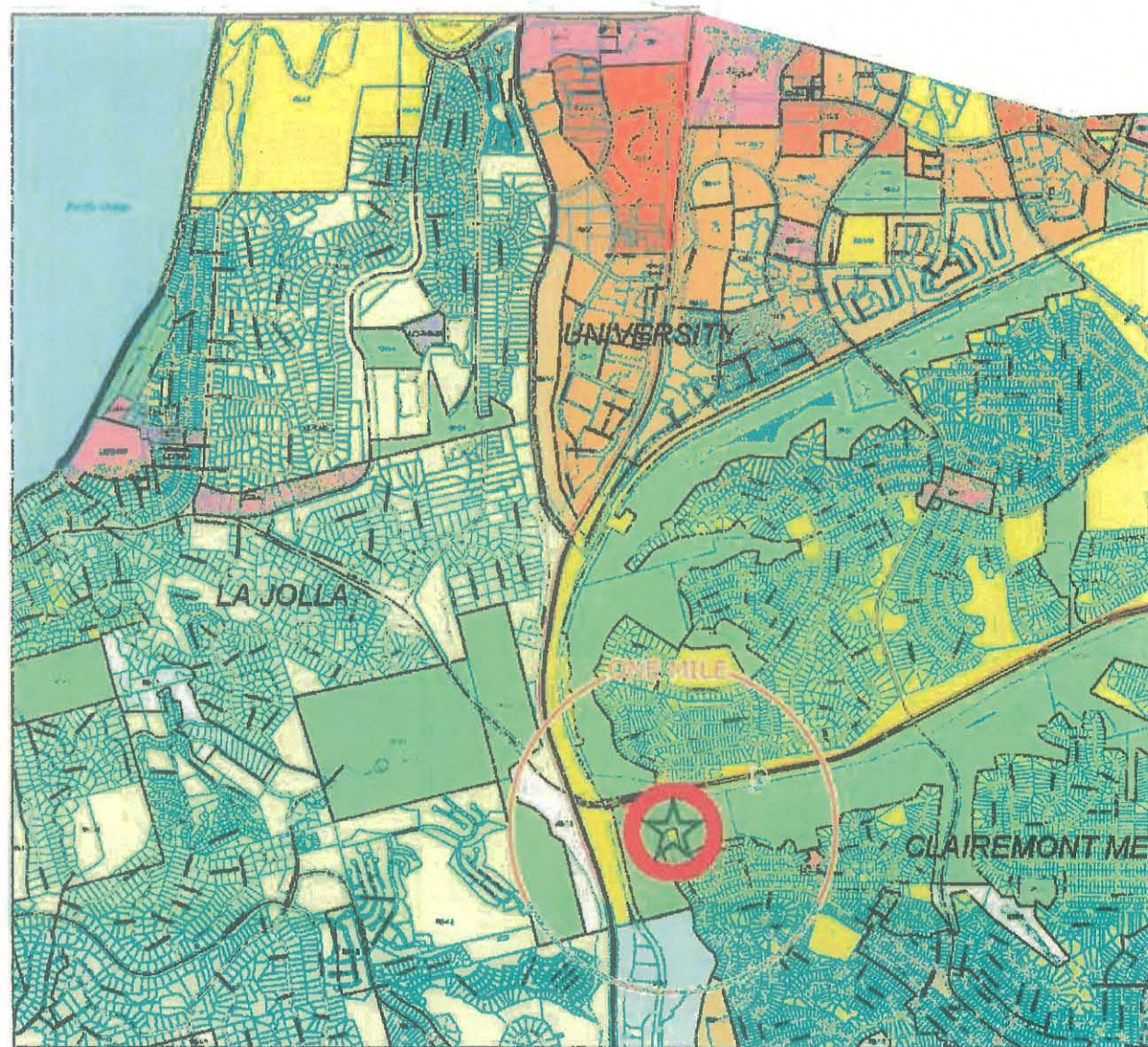
No existing sites within one mile



Alternative Sites:

No alternative sites

| Legend | Symbol |
|--------------------------------------|------------------------|
| Search Ring | Red circle with a star |
| Selected Site | Green star |
| Existing sites within 1 mile radius: | Blue starburst |
| No existing sites within one mile | |
| Alternative Sites: | Purple starburst |
| No alternative sites | |



San Diego County Map
 This map is a reproduction of the map of San Diego County, California, published by the San Diego County Map Company, Inc. in 1998. It is not a legal document and should not be used for legal purposes. The map is intended for informational purposes only.

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City of San Diego
Development Services Department

GRID TILE: 27

GRID SCALE: 800

DATE: 11/23/2005



Attachment 12

MHPA Subarea: 114

